

south line of the alley south of West Peterson Avenue to the point of beginning. Also except that part of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian described as follows:

commencing at the southwest corner of said northwest quarter of Section 1; thence northerly along the west line of said northwest quarter of Section 1 to the north line of the south 5.27 chains of said northwest quarter to the point of beginning; thence continuing north along said east line of the northwest quarter to the centerline of North Lincoln Avenue; thence southeasterly along the centerline of North Lincoln Avenue to the north line of the south 5.27 chains of the northwest quarter of said Section 1; thence west along said north line of the south 5.27 chains of the northwest quarter of Section 1 to the point of beginning.

Exhibit "B".

Street Boundary Description Of The Area.

The Area is generally bounded by West Devon Avenue on the north, West Foster Avenue on the south, North Kedzie and North California Avenues and the alley east of North Lincoln Avenue on the east, and the alley west of North Lincoln Avenue on the west.

AUTHORIZATION FOR APPROVAL OF TAX INCREMENT
REDEVELOPMENT PLAN FOR DEVON AND
WESTERN REDEVELOPMENT
PROJECT AREA.

The Committee on Finance submitted the following report:

(Continued on page 13335)

(Continued from page 13333)

CHICAGO, November 3, 1999.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a substitute ordinance approving a tax increment redevelopment plan for the Devon and Western Redevelopment Project Area having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed substitute ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. (1996), as amended (the "Act"), for a proposed redevelopment project area to be known as the Devon and Western Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project attached hereto as Exhibit A (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-74.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area pursuant to the Act on September 14, 1999; and

WHEREAS, The Plan (including the related eligibility report attached thereto as Exhibit 4) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act beginning July 13, 1999, prior to the adoption by the Commission of Resolution 99-CDC-134 on July 13, 1999, fixing the time and place for the Hearing, at the offices of the City Clerk and the City's Department of Planning and Development; and

WHEREAS, Due notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act, said notice being given to all taxing districts having property within the Area and to the Department of Commerce and Community Affairs of the State of Illinois by certified mail on July 16, 1999, by publication in the *Chicago Sun-Times* or *Chicago Tribune* on August 17, 1999 and August 24, 1999, and by certified mail to taxpayers within the Area on August 17, 1999; and

WHEREAS, A meeting of the joint review board established pursuant to Section 5/11-74.4-5(b) of the Act (the "Board") was convened upon the provision of due notice on July 30, 1999 at 10:00 A.M., concerning the approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-172 attached hereto as Exhibit B, adopted on September 14, 1999, recommending to the City Council approval of the Plan, among other related matters; and

WHEREAS, After the Hearing, certain changes have been made to the Plan (which changes are reflected in the Plan attached hereto as Exhibit A) and, pursuant to Section 5/11-74.4-5(a) of the Act, notice of such changes was given by mail to each affected taxing district within the Area and by publication in the *Chicago Sun-Times* or the *Chicago Tribune* not less than ten (10) day prior to the adoption of this Ordinance; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein, and are generally informed of the conditions existing in the Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit C attached hereto and incorporated herein. The street location (as near as practicable) for the Area is described in Exhibit D attached hereto and incorporated herein. The map of the Area is depicted on Exhibit E attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings as required pursuant to Section 5/11-74.4-3(n) of the Act:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a whole;
or

(ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission; and

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years.

SECTION 4. Approval Of The Plan. The City hereby approves the Plan pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Powers Of Eminent Domain. In compliance with Section 5/11-74.4-4(c) of the Act and with the Plan, the Corporation Counsel is authorized to negotiate for the acquisition by the City of parcels contained within the Area. In the event the Corporation Counsel is unable to acquire any of said parcels through negotiation, the Corporation Counsel is authorized to institute eminent domain proceedings to acquire such parcels. Nothing herein shall be in derogation of any proper authority.

SECTION 6. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "E" referred to in this ordinance printed on
page 13432 of this Journal.]

Exhibits "A", "B", "C" and "D" referred to in this ordinance read as follows:

Exhibit "A".
(To Ordinance)

*Devon And Western Tax Increment Financing Area
Redevelopment Plan And Project.*

I. INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as the Devon & Western Redevelopment Project Area in Chicago, Illinois (the "Redevelopment Project Area"). The purpose of this study is to determine whether the 75 blocks of the Redevelopment Project Area qualify for designation as a "Conservation-Area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

The Redevelopment Project Area is located on the north side of the City, approximately seven miles north of the central business district and is comprised of approximately 52.17 acres and includes 75 (full and partial) blocks. The Redevelopment Project is generally bounded by Arthur Avenue (6500 N) and the alley north of Devon Avenue (6400 N) on the north, Foster Avenue (5200 N) on the south, the alley west of Clark Street (1600 W) and the alley east of Western Avenue (2400 W) on the east, and Kedzie Avenue (3200 W) and the alley west of Western Avenue on the west. (see Map 1, Project Boundary in Appendix).

Numerous deteriorated and obsolete commercial buildings, a significant number of underutilized parcels, and a general lack of maintenance of properties characterize the Redevelopment Project Area. Much of the Redevelopment Project Area consists of:

- deteriorated buildings and site improvements,
- inadequate parcel sizes,
- overcrowded facilities, and;
- other deteriorating characteristics

The purpose of the Devon & Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Plan") is to establish a mechanism to allow for the planning and financing of rehabilitation of existing businesses, mixed uses and community facilities.

This Plan summarizes the analyses and findings of the consultants' work, which, unless otherwise noted, is the responsibility of Louik/Schneider & Associates, Inc., The Lambert Group, and Macondo Corp. The City is entitled to rely on the findings and conclusions of this Plan in designating the Redevelopment Project Area as a redevelopment project area under the Act. Louik/Schneider & Associates, Inc. has prepared this Plan and the related eligibility report with the understanding that the City would rely: 1) on the findings and conclusions of the Plan and the related eligibility report in proceeding with the designation of the Redevelopment Project Area and the adoption and implementation of the Plan, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information so that the Plan and the related eligibility report will comply with the Act.

TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

An analysis of conditions within this area indicates that it is appropriate for designation as a Redevelopment Project Area under the Act. The Redevelopment Project Area is characterized by conditions which warrant its designation as a "conservation area" within the definitions set forth in the Act.

The Act provides a means for municipalities, after the approval of a "Redevelopment Plan and Project," to redevelop blighted and conservation areas by pledging the incremental increases in tax revenues for public and private redevelopment. These incremental tax revenues may be used to pay for upfront costs that are required to stimulate private investment in new development or rehabilitation or to reimburse private developers for eligible costs incurred in connection with qualified redevelopment or rehabilitation projects. Municipalities may issue obligations to be repaid from the incremental tax revenues generated within the blighted or conservation area.

The property tax increment revenue is calculated by determining the difference between the certified equalized assessed value ("EAV") for all taxable real estate located within the Redevelopment Project Area and the current year EAV. The EAV is the assessed value of the property multiplied by the state multiplier. Any increase in EAV is then multiplied by the current tax rate to arrive at the incremental real property tax.

This Plan has been formulated in accordance with the provisions of the Act. The purpose of the Plan is to provide a guide to all proposed public and private action in the Redevelopment Project Area. In addition to describing the objectives of redevelopment, the Plan sets forth the overall program to be undertaken to accomplish these objectives. This program is the "Redevelopment Project."

This Plan also specifically describes how the Redevelopment Project Area which meets the eligibility requirements of the Act (see Exhibit 4 - *Devon & Western Tax Increment Finance Program - Eligibility Report, July 1999*). After approval of the Plan, the City Council may then formally designate the Redevelopment Project Area as a "redevelopment project area" under the Act.

The purpose of this Plan is to ensure that new private investment occurs:

1. On a coordinated rather than a piecemeal basis to ensure that the land use, vehicular and pedestrian access, parking, service and urban design systems will meet modern-day principles and standards to the best ability of existing buildings;
2. On a reasonable, comprehensive and integrated basis to ensure that Conservation Area factors are eliminated; and
3. Within a reasonable and defined time period.

Revitalization of the Redevelopment Project Area is a large and complex undertaking and presents challenges and opportunities commensurate to its scale. The success of this effort will depend to a large extent on the cooperation between the private sector and agencies of local government.

The Plan's proposed land uses will be approved by the Chicago Plan Commission prior to the Plan's adoption by City Council.

There has been a limited amount of private investment throughout the Redevelopment Project Area for at least the last five years. The adoption of this Plan will provide the economic tool necessary to stimulate redevelopment in the Redevelopment Project Area that would not reasonably be anticipated to be developed. Public investments will create the appropriate environment to attract the level of private investment required for redeveloping the Redevelopment Project Area.

Successful implementation of the Redevelopment Project requires that the City take advantage of the real estate tax increment revenues attributed to the Redevelopment Project Area as provided in accordance with the Act.

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Redevelopment Project Area is located on the north side of the City, approximately seven miles north of the central business district covering approximately 52.17 acres. The Redevelopment Project Area as previously identified is generally bounded by Arthur Avenue (6500 N) and the alley north of Devon Avenue (6400 N) on the north, Foster Avenue (5200 N) on the south, the alley east of Clark Street (1600 W) and the alley east of Western Avenue (2400 W) on the east, and Kedzie Avenue (3200 W) and the alley west of Western Avenue on the west. The boundaries and individual Permanent Index Numbers ("PIN") are identified in - Map 1, Boundary Map and PIN map 1A, 1B, and 1C. The Redevelopment Project Area includes only those contiguous parcels of real property and public right of ways that are expected to be substantially benefited by the Plan.

The Redevelopment Project Area is well suited to commercial and mixed-use development and its close proximity to good local and regional transportation networks makes the area accessible to shoppers and residents.

The Redevelopment Project Area is also well served by public transportation, making the site easily accessible to the local work force. The Chicago Transit Authority ("CTA") bus lines that service the Redevelopment Project Area directly are the #49B North Western, #84 Peterson, #92 Foster, #93 California, #96 Lunt, and #155 Devon. The CTA Red Line runs adjacent to the Redevelopment Project Area on the eastern side while the Brown Line runs just southwest of the Redevelopment Project Area between Damen and Ashland Avenues.

A. EXISTING LAND USE AND CONDITIONS

Based on field surveys conducted by Macondo Corp. and Louik/Schneider & Associates, Inc. the following land uses were identified in the Redevelopment Project Area: commercial (includes both retail and office uses), residential, mixed use (commercial/residential), institutional, industrial, and cemetery. The predominant land use throughout the Redevelopment Project Area is commercial and mixed use (commercial/residential) on both Devon and Western Avenues.

The Redevelopment Project Area is naturally divided into two sections, Devon Avenue and Western Avenue. Although the parcels, buildings, and businesses along Devon Avenue differ in size and characteristics from those on Western Avenue, both streets share common problems: deteriorated buildings and site improvement, underutilized parcels, a general lack of maintenance of properties, lack of parking, traffic congestion (particularly on Devon Avenue), high speed traffic (particularly on Western Avenue), and alleys that are deteriorated and difficult to access. The majority of the buildings along both Devon and Western Avenue are deteriorated.

Devon Avenue is a densely concentrated commercial district with retail and wholesale businesses and offices from Clark Street west to Kedzie Avenue. The majority of the parcels along Devon Avenue are smaller standard sized lots (25'-50' x 125'). Many of the buildings along Devon Avenue are single-story commercial buildings. There are multi-story buildings with commercial on the first floor and residential and/or offices above. The multi-story mixed use buildings are primarily located at the end of the blocks.

Devon Avenue has numerous institutional uses. The Rogers Park United States Post Office is located on the south side of Devon Avenue between Hermitage and Paulina Avenues. Institutional uses include the religious and educational facilities including some of the following: Assyrian Pentecostal Church, Congregation Bnei Ruven, Congregation Nveiroven, Devon Church of Jesus Christ, Mosdos Machizikei, the Peter Sampson Jewish Vacation Center, and the Samuel G. Bellows Educational and Cultural Center

Devon Avenue is a heavily used commercial district known for its ethnically diverse shopping and dining. On the weekends, Devon Avenue attracts thousands of local and out of state visitors. The high levels of pedestrian and vehicular traffic combined with a limited amount of available convenient available parking cause severe parking and traffic congestion problems. Devon Avenue is a four-lane street with two lanes for traffic and two lanes for parking (in most blocks). It currently does not adequately accommodate the existing parking needs. Devon Avenue has architecturally significant buildings from a variety of time periods. Western Avenue is a much wider street and can accommodate four lanes of traffic with parking on some sections.

Along Western Avenue, the parcels range in size from 25 feet to 600 feet frontage by 125 feet depth. The majority of parcels are 50 feet or wider. The predominant existing land uses along Western Avenue include a cemetery (Rosehill Cemetery) and a variety of commercial uses.

Rosehill Cemetery, established in 1859, is located on the east side of Western Avenue between Peterson and Bowmanville Avenues. A portion of Rosehill Cemetery that is currently unoccupied open space and does not include any entombed graves is included in the Redevelopment Project Area (see Map 1 – Boundary). Pursuant to the terms of that certain Declaration of Covenants and Restrictions dated as of June 11, 1990 made by Rosehill Cemetery Company and recorded as document as 90341225 in the Records Office of Cook County ("cemetery declaration"), the portion of the cemetery included in the Redevelopment Project Area can be developed for certain other limited uses, as described in Section V.A.

The major parts or the remainder of Western Avenue is dominated by automobile dealerships, automotive related businesses and commercial establishments. The automotive businesses are concentrated between Rosemont Avenue and the north half of Balmoral Avenue. At the south end of Western Avenue are a variety of uses including residential, commercial, institutional and industrial uses.

The institutional uses along Western Avenue include the Cook County States Attorney – Community Prosecution Division, City of Chicago 40th Ward Sanitation Yard, a CTA bus turnaround, and the State of Illinois Human Services – Northern Field Office.

B. AREA HISTORY

The Redevelopment Project Area is located primarily in the City's West Ridge community. The eastern portion of the Redevelopment Project Area (four blocks east of Ridge Avenue) is located in the Rogers Park (on the north) and Edgewater (on the south) communities. The area south of Peterson Avenue along Western Avenue is located within the Lincoln Square (on the east) and North Park (on the west) communities.

West Ridge and the adjacent four communities are primarily residential communities that consist of single family homes, two flats, and large apartment buildings with commercial districts along the main arterial streets.

The West Ridge community was settled in 1830. At that time, Philip Rogers acquired 1,600 acres of land west of what is today Ridge Avenue. An elevated glacial ridge east of west Ridge is how the West Ridge community name came about. The ridge served as a primary travel route from the areas to the north and the south. During the 1920s, the population of West Ridge began to increase substantially. By 1930, West Ridge's population increased from 7,500 to 40,000 people. The area was well developed with two-and three-flats and bungalows. It was at this time that the eastern portion of West Ridge flourished. The western portion of West Ridge developed later on.

Throughout West Ridge's history, many different ethnic groups have settled in the area. The area's original settlers were of German descent. The Germans were followed then by the Swedish and north Europeans in the 1920s. Then, the Jewish and Irish migrated into West Ridge in the 1950s and 1960s. Starting in the 1980s and through the 1990s, West Ridge became home for immigrants from the Middle East, Central America, and Asia.

As the areas ethnic groups changed so did the Devon Avenue commercial street. When the majority of the population was Jewish, the businesses reflected the Devon Avenue was recognized for high-end garments and Jewish oriented businesses. In the 1980s, the east end of Devon Avenue began to change and is now recognized as a south Asian shopping district. The shops and businesses along Devon Avenue are representative of the West Ridge's ethnic diversity and include all of the immigrants in the area. A variety of ethnic foods can be found at local Devon Avenue restaurants and/or grocery stores. The businesses and cultural centers represent the ethnic diversity of the community. Devon Avenue is also host to Bangladesh Independence Day, Indian Independence Day, and Pakistani Independence Day parades as well as a Taste of Northtown.

C. LEGAL DESCRIPTION

A legal description of the Redevelopment Project Area has been prepared by American Surveying Consultants, P.C. and is attached as Exhibit 1 - Legal Description.

1 Local Community Fact Book Chicago Metropolitan Area 1990

D. ZONING CHARACTERISTICS

The Redevelopment Project Area is primarily zoned for business and commercial uses with some residential areas. Permitted zoning uses include the following: business districts zoned B2-2, B2-3, B4-2, B5-2; commercial districts zoned C1-2 and C2-2; and residential districts R1, R3, R4. Both Devon and Western Avenues are zoned for business and commercial uses. The existing zoning allows for denser uses at the major intersections such as Devon and Western Avenues. The Residential zoned areas are located at the eastern end of Devon Avenue and the southern end of Western Avenue.

Devon Avenue has Business, Commercial and Residential zoned areas. The Business zoned areas for Devon Avenue are as follows: 1) Devon Avenue from Western Avenue to Clark Street zoned - B2-3, B4-2, and B5-2, and 2) south side of Devon between Hamilton to Bell Avenues zoned - C2-2. The Commercial zoned areas are located on the south side of Devon Avenue at the east end of the Redevelopment Project Area as follows: 1) between Bell and Hamilton Avenues, 2) between Ridge and Ravenswood Avenues, and 3) between Hermitage Avenue and the alley west of Clark Street. The areas zoned Residential on Devon Avenue include the following: 1) north side of Devon between Ridge and Damen Avenues and Hoyne and Hamilton Avenues zoned R3 and between Ravenswood and Hermitage Avenues zoned R4.

Western Avenue also has business, commercial and residential zoned areas. Western Avenue from Arthur Avenue on the north to Foster Avenue on the south is primarily zoned commercial. The business zoned areas on Western Avenue include the following: 1) the intersection of Devon and Western Avenues zoned - B3-2 (on the northeast, northwest, and southwest corners) and B5-2, and 2) southeast corner south of Balmoral on Western Avenue the parcels zoned - B2-2 and B4-2. The residential zoned areas of Western Avenue include the following: 1) Rosehill Cemetery is located between Peterson Avenue and Balmoral Avenues on the east side of Western Avenue zoned - R1, 2) sections of the blocks at south end of Western Avenue at Balmoral and Farragut Avenues zoned - R3 and R4.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

Comprehensive goals and objectives are included in this Plan to guide the decisions and activities that will be undertaken to facilitate the redevelopment of the Redevelopment Project Area. The revitalization of the Redevelopment Project Area will be achieved through rehabilitation of the existing structures and new development, if appropriate. It is essential to preserve the character of the existing structures and the variety of businesses. Many of the goals and objectives of the Plan can be achieved through the effective use of different local, state and federal mechanisms.

A. GENERAL GOALS AND REDEVELOPMENT OBJECTIVES

In order to facilitate new private investment in the Redevelopment Project Area in a planned manner, the establishment of goals and objectives is necessary. The goals listed below are meant to guide the development and/or the review of all future projects that will be undertaken in the Redevelopment Project Area.

GOAL 1 Improve the quality of life in Chicago by enhancing the local tax base through the improvement of the Redevelopment Project Area's economic vitality.

OBJECTIVES Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a Conservation Area.

Create a physical environment that is conducive for commercial and mixed uses.

GOAL 2 Encourage sound community and economic development in the Redevelopment Project Area.

OBJECTIVES Encourage private investment and commercial revitalization through incentives.

Promote the Redevelopment Project Area's amenities, in particular its proximity to surrounding residential communities, to encourage revitalized commercial development.

GOAL 3 Create an environment within the Redevelopment Project Area that will contribute to the health, safety and general welfare of the City, and preserve or enhance the value of properties in the area.

OBJECTIVES Provide public infrastructure improvements where necessary. Replace and repair sidewalks, curbs and alleys throughout the Redevelopment Project Area where needed.

Create streetscaping amenities that are attractive for the area businesses.

GOAL 4 Create and preserve job opportunities in the Redevelopment Project Area.

OBJECTIVES Work with existing businesses in the Redevelopment Project Area to address their job training needs.

Encourage the participation of minorities and women in the redevelopment of the Redevelopment Project Area.

GOAL 5 Address parking and traffic-related concerns in the Redevelopment Project Area.

OBJECTIVES Investigate traffic congestion along Devon Avenue while recognizing the limited availability of commercial and residential parking and the value of street traffic to retail sales.

Specifically, examine the lack of loading/unloading areas for area businesses.

Identify/Implement a long term parking plan that addresses the location and lack of available parking for employees and patrons of the area.

Enhance the pedestrian use of the Redevelopment Project Area.

GOAL 6 Preserve cultural and historic characteristics of the district.

OBJECTIVES Encourage rehabilitation and renovation of architecturally significant structures.

B. DESIGN OBJECTIVES

Although overall goals and redevelopment objectives are important in the process of redeveloping such an area, the inclusion of design guidelines is necessary to ensure that redevelopment activities result in an attractive environment. The Plan includes the following design objectives:

- Develop a safe and functional traffic circulation pattern, adequate ingress and egress, and increased parking capacity in the Redevelopment Project Area.
- Encourage high standards of building rehabilitation, including facade restoration, storefront merchandising, awning and entryways where appropriate, and streetscape design to ensure the high quality appearance of buildings and rights-of-way
- Maintain and preserve existing street patterns, setbacks, heights, and architectural styles.
- Encourage a variety of streetscape amenities, which include such items as sidewalk/street planters, flower boxes, plazas, and wrought-iron fences where appropriate.
- Emphasize the Redevelopment Project Area at the following key intersections along Devon and Western Avenues.
- Increase the green areas and plantings throughout the Redevelopment Project Area.
- Incorporate pedestrian amenities such as sitting areas, attractive bus shelters, landscaping and ornamental lighting.

IV. CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

The Act authorizes Illinois municipalities to redevelop qualified areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a "blighted area", a "conservation area" (or a combination of the two), or an "industrial park conservation area."

As set forth in the Act, a "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures are 35 years of age or older (the "Age Requirement") that also exhibits the presence of three (3) or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning. A conservation area is not yet blighted, but because of age and the combination of three or more of the above-stated factors, is detrimental to public safety, health, morals, or welfare and may become a blighted area. Such factors, taken together, must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and would not reasonably be anticipated to be developed without action by the City.

Based upon surveys, site inspections, research and analysis by Louik/Schneider & Associates, Inc., The Lambert Group and Macondo Corp., the Redevelopment Project Area qualifies as a conservation area as defined by the Act. A separate report, entitled City of Chicago Devon & Western Tax Increment Finance Program Eligibility Report dated July 1999 ("Eligibility Report"), is attached as Exhibit 4 to this Plan and describes in detail the surveys and analyses undertaken and the basis for such finding. In general, the Redevelopment Project Area satisfies the Age Requirement plus ten of the Conservation Area eligibility factors as listed in the Act. Summarized below are the findings of the Eligibility Report.

A. SUMMARY OF ELIGIBILITY FACTORS

The Redevelopment Project Area (also referred to as the "Study Area" in the Eligibility Report) consists of 75 (full and partial) blocks and 545 parcels. There are 351 buildings in the Redevelopment Project Area.

In addition to satisfying the Age Requirement, ten of the 14 conservation area eligibility factors are present, five to a major extent and five to a minor extent. The ten factors are as follows:

Major extent

1. Obsolescence
2. Deterioration
3. Excessive land coverage
4. Deleterious land use or layout
5. Depreciation of physical maintenance

Minor extent

1. Dilapidation
2. Structures below minimum code
3. Excessive vacancies
4. Overcrowding of structures and community facilities
5. Lack of ventilation, light and sanitary facilities

A block-by-block analysis of the 75 blocks was conducted to identify the eligibility factors (see Exhibit 3 - Distribution of Criteria Matrix). Each of the factors is present to a varying degree. The eligibility findings are as follows:

AGE REQUIREMENT

The Age Requirement presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures that are at least 35 years old. In the Redevelopment Project Area, the Age Requirement is satisfied, being found in 267 of the 351 (76.1%) buildings and in 38 of the 75 blocks.

MAJOR EXTENT

1. OBSOLESCENCE

Obsolescence, both functional and economic, includes vacant and dilapidated structures and industrial buildings that are difficult to reuse by today's standards. In the Redevelopment Project Area, obsolescence is *present to a major extent*, being found in 505 (92.7%) of the 545 parcels and in 72 of the 75 blocks.

2. DETERIORATION

Deterioration is present in structures with physical deficiencies or site improvements requiring

major treatment or repair. In the Redevelopment Project Area, deterioration is ***present to a major extent***, being found in 273 of the 351 (77.8%) buildings, in 400 of the 545 (73.4%) parcels and in 71 of the 75 blocks.

3. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. In the Redevelopment Project Area, excessive land coverage is ***present to a major extent***, being found in 289 of the 351 (82.3%) buildings and in 446 of the 545 (81.8%) parcels and in 66 of the 75 blocks.

4. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable. In the Redevelopment Project Area, deleterious land use or layout is ***present to a major extent***, being found in 465 of the 545 (85.3%) parcels and in 65 of the 75 blocks.

5. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures. In the Redevelopment Project Area, depreciation of physical maintenance is ***present to a major extent***, being found in 303 of the 351 (86.3%) buildings, in 476 of the 545 (87.3%) parcels, and in 71 of the 75 blocks.

Minor Extent

1. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In the Redevelopment Project Area, dilapidation is ***present to a minor extent***, being found in 21 of the 351 (5.98%) buildings and in 15 of the 75 blocks.

2. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

With building code violation information supplied by the City of Chicago Department of Buildings, all structures cited for not meeting the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property were identified within the Redevelopment Project Area. Structures below minimum code standards are ***present to a minor extent***, being found in 159 of the 351 (45.3%) buildings and in 65 of the 75 blocks in the Redevelopment Project Area over the last five years.

3. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings or sites of which a large portion are unoccupied or underutilized and which exert an adverse influence on the area because of the frequency, duration or extent of vacancy. In the Redevelopment Project Area, excessive vacancies are *present to a minor extent*, being found in 11 of the 351 (3.1%) buildings and 10 of the 75 blocks.

4. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. In the Redevelopment Project Area, overcrowding of structures and community facilities is *present to a minor extent* in 50 of the 75 blocks.

5. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

Lack of ventilation, light or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, e.g., residents, employees, or visitors. Lack of Ventilation, Light, or Sanitary Facilities was found *present to a minor extent* in 21 of the 351 (6%) buildings and in 35 of the 545 (6.5%) parcels and in 17 of the 75 blocks.

B. ELIGIBILITY FINDINGS CONCLUSION

The conclusion of the consultant team is that the number, degree, and distribution of Conservation Area eligibility factors as documented in this report warrant the designation of the Redevelopment Project Area as a Conservation Area as set forth in the Act. Specifically:

- The buildings in the Redevelopment Project Area meet the statutory criteria for age; 76.1% of the buildings in the Redevelopment Project Area are at least 35 years old.
- Of the 14 eligibility factors for a conservation area set forth in the Act, five are present to a major extent and five are present to a minor extent. Only three are necessary for designation as a conservation area.
- The Conservation Area eligibility factors which are present are reasonably distributed throughout the Redevelopment Project Area.
- The Redevelopment Project Area is not yet a blighted area, but because of the factors described in this report, the Redevelopment Project Area may become a blighted area.

Additional research indicates that the Redevelopment Project Area on the whole (i) has not been subject to growth and development through investment by private enterprise and (ii) would not reasonably be anticipated to be developed without the adoption of the Plan. Specifically:

- Exhibit 2 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation representing new investment. From 1993 to 1998, 12 permits for new construction or major renovation presenting

new were issued for 11 of the 351 (3.8%) buildings totaling \$1,158,330. In the first three months of 1999, there were no building permits for new construction and major renovation representing new investment. For the same five year time period there were three buildings demolished in the Redevelopment Project Area.

- The EAV for all property in the City increased from \$28,661,954,119 in 1993 to \$35,893,677,135 in 1997, a total of 25.23% or an average of 6.31% per year. Over the last four years, from 1993 to 1997, the Redevelopment Project Area has experienced an overall EAV *increase* of 15.40% from \$61,650,512 in 1993 to \$71,143,039 in 1997, an average increase of 3.85% per year.

The analysis above is based upon data assembled by Louik/Schneider & Associates, Inc., The Lambert Group, and Macondo Corp. Based upon the findings of the Eligibility Report for the Redevelopment Project Area, the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this Plan.

V. DEVON & WESTERN REDEVELOPMENT PROJECT

To assist local business owners and stimulate growth and development within the Redevelopment Project Area, the proposed land uses and Plan have been developed. The Redevelopment Project Area should be rehabilitated but maintained as a mixed-use commercial district that better serves the surrounding community as well as the visitors who come to the area from suburban areas and even other states. The commercial district along Devon Avenue differs in character from the district along Western Avenue. Devon Avenue businesses serves as a multicultural shopping and dining district and Western Avenue is characterized by automobile sales and repair businesses and the cemetery. The improvements needed to enhance and improve the conditions along both streets are similar. The private investment and public improvement projects identified for the Redevelopment Project Area include the following: rehabilitation of existing structures, development and/or rehabilitation of parking facilities, reevaluation of existing circulation patterns, infrastructure and streetscape improvements and development of open space. The focus of the Plan is to achieve the general goals, the redevelopment objectives and the design objectives previously outlined in Section III while enhancing the overall appearance and general conditions of the Redevelopment Project Area.

A. GENERAL LAND USE PLAN

The proposed land uses for the Redevelopment Project Area allow for a comprehensive and coordinated rehabilitation plan of the Redevelopment Project Area. The Redevelopment Plan Map 3 – Proposed Land Use identifies the uses that will be in effect upon adoption of this Plan. The major land use categories are consistent with existing land uses for the Redevelopment Project Area. There are two land use changes from the existing to the proposed land use map.

The changes include the portion of Rosehill Cemetery that is included in the Redevelopment Project Area from cemetery (undeveloped sites) to open space and some of the existing commercial land uses along Devon Avenue to mixed use (commercial/residential).

The Chicago Plan Commission will approve this Plan and the proposed land uses described herein prior to its adoption by the City Council. The proposed land uses and a discussion of the rationale supporting their determination is as follows:

COMMERCIAL

To service the needs of the community, the majority of the Redevelopment Project Area is proposed for commercial use. Commercial land use is comprised of retail sales and offices. Commercial uses within the Redevelopment Project Area should reflect the needs of community residents as well as businesses and visitors.

The permitted alternative land use allowed for Parcel A of Rosehill Cemetery under the cemetery declaration is a commercial use consisting of funeral home with off-street parking.

RESIDENTIAL

Residential land use is proposed for the existing residential properties located at the east end of Devon Avenue and at the south end of Western Avenue. There are no new proposed areas of residential development.

MIXED USE (COMMERCIAL/RESIDENTIAL)

The proposed mixed-use (commercial/residential) land use allows for either use to be employed independently or in combination. The mixed use primarily includes existing buildings where commercial businesses are located on the first floor with residential units and/or offices above. Mixed-use (commercial/residential) is also proposed in some areas where commercial uses currently exist. The change in land use from commercial to mixed use (commercial/residential) will allow for a broader range of possible future developments, but is not meant to indicate that residential uses would replace commercial uses. Future developments should focus on commercial with residential above where appropriate throughout the Redevelopment Project Area.

INSTITUTIONAL

Institutional land uses include property utilized by educational and publicly owned facilities. The Redevelopment Project Area includes existing institutional facilities and the western portion of Rosehill Cemetery.

Permitted alternative land uses allowed for Parcel C of Rosehill Cemetery as defined by the cemetery declaration including the following institutional uses: a private or public school, a retirement home, a nursing home or other health care facility, a church, a synagogue, or other place of worship and associated off-street parking.

OPEN SPACE

An open space land use is proposed for a portion of Rosehill Cemetery that is unimproved cemetery property and is included within the boundaries of the Redevelopment Project Area.

Permitted alternative land uses allowed for Parcel B of Rosehill Cemetery under the cemetery declaration include the following open space uses: a nature preserve, a nature conservancy area, a public park or a forest preserve and associated off-street parking.

B. REDEVELOPMENT PROJECT

The purpose of this Plan is to create a planning and programming mechanism that also provides the financial vehicle to allow for the redevelopment of properties within the Redevelopment Project Area. The Plan contains specific redevelopment objectives addressing both private actions and public improvements, which are to assist in the overall redevelopment of the Redevelopment Project Area. Implementation of the Plan will be undertaken on a phased basis and will help to eliminate those conditions which make the Redevelopment Project Area susceptible to blight.

The Plan proposes the Redevelopment to stimulate and revitalize not only the Redevelopment Project Area, but also the surrounding areas. The rehabilitation of existing retail, commercial and institutional uses that are neighborhood oriented should benefit not only the Devon and Western Avenue corridors but also the surrounding residential neighborhoods.

One of the Plan's strategies is to develop a public improvement program that reinforces and encourages further private investment. This public improvement program can basically be described as improving the Redevelopment Project Area's physical environment through infrastructure, traffic management and streetscape improvements.

To address private investment and public improvements, the Plan includes the following recommendations:

- **Building Renovation** – Rehabilitate and renovate the exteriors/interiors of existing commercial and mixed-use buildings. Preserve the architecturally significant structures and improve appearance of building signage. Façade improvements are necessary to repair the older buildings and to enhance the visual character of the street.
- **Parking Facilities** -Identify additional on and off-street parking or parking alternatives for visitors, employees and customers. Additional parking areas should be examined since parking is a necessity for the vitality of Devon Avenue businesses.
- **Circulation Patterns**- Evaluate existing traffic lights and crosswalks and identify appropriate measures to improve traffic flow along Devon Avenue and traffic speed along Western Avenue.

- **Public Improvements** – Provide infrastructure improvements that include development of gateways, creation of public plazas, street planters (on Western Avenue) and improvement of alleys throughout the Redevelopment Project Area. Develop a gateway for Devon Avenue that identifies the area as an international market place. Add signage and banners that carry the international market place theme throughout the Redevelopment Project Area.
- **Streetscape Improvements** - Provide visual continuity and a retail identity through a coordinated streetscape improvement program –trees, planters, benches and other appropriate improvements. Devon and Western Avenues can accommodate different types of streetscape improvements. Appropriate improvements that complements the two business districts should be identified, recommended and implemented.
- **Open Space** - Develop the portion of Rosehill Cemetery that allows for open space according to the cemetery declaration and restrictions allowed. Ensure that the open space is designed, landscaped and appropriately buffers and complements the cemetery.

The Plan for the Redevelopment Project Area incorporates the use of tax increment funds to stimulate and stabilize the Redevelopment Project Area through the planning and programming of public and private improvements. The underlying Plan strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. The City may enter into redevelopment agreements, which will generally provide for the City to provide funding for activities permitted by the Act. The funds for these improvements will come from the incremental increase in tax revenues generated from the Redevelopment Project Area, or the City's possible issuance of bonds to be repaid from the incremental increase. A developer or user may undertake the responsibility for the required site improvements and may further be required to build any agreed-upon improvements required for the project. Under a redevelopment agreement, the developer may also be reimbursed from incremental tax revenues (to the extent permitted by the Act) for all or a portion of eligible costs.

C. ESTIMATED REDEVELOPMENT PROJECT ACTIVITIES AND COSTS

The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to tax increment financing, and by undertaking certain activities and incurring certain costs. Such activities may include some or all of those listed below. Some of the costs listed below will become eligible costs under the Act pursuant to an amendment to the Act which will become effective November 1, 1999.

1. **ANALYSIS, ADMINISTRATION, STUDIES, LEGAL, ETC.** Funds may be used by the City to provide for activities including the long-term management of the Redevelopment Project as well as the costs of establishing the program and designing its components. Funds may be used by the City to provide for costs of studies, surveys, development of plans and specifications, marketing sites within the area to prospective businesses, developers,

and investors, implementation and administration of the plan, including but not limited to staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, environmental or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.

2. **ASSEMBLAGE OF SITES/SITE PREPARATION.** To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Redevelopment Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Property assembly costs, includes but is not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, environmental remediation, and the clearing and grading of land. Site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers are also included.

In connection with the City exercising its power to acquire real property not currently identified on the Acquisition Map, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project Area, and to meet the other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

3. **REHABILITATION COSTS.** The costs for rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements including, but not limited to, provision of facade improvements for the purpose of improving the facades of privately held properties, may be funded.
4. **PROVISION OF PUBLIC IMPROVEMENTS AND FACILITIES.** Adequate public improvements and facilities may be provided to service the entire Redevelopment Project Area. Public improvements and facilities may include, but are not limited to:

- a. Provision for streets, public rights-of-way and public transit facilities
 - b. Provision of utilities necessary to serve the redevelopment
 - c. Public landscaping
 - d. Public landscape/buffer improvements, street lighting and general beautification improvements
 - e. Public facilities
 - f. Public schools
 - g. Public parks and open space
5. **JOB TRAINING AND RELATED EDUCATIONAL PROGRAMS.** Funds may be used by the City for programs to be created for Chicago residents so that they may take advantage of the employment opportunities in the Redevelopment Project Area.
6. **FINANCING COSTS.** Financing costs may be funded, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. **CAPITAL COSTS.** To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project. This category may also include reimbursement of capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.
8. **PROVISION FOR RELOCATION COSTS.** Relocation assistance may be provided in order to facilitate redevelopment of portions of the Redevelopment Project Area, and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.
- The costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
9. **PAYMENT IN LIEU OF TAXES ACCORDING TO THE ACT.**
10. **COSTS OF JOB TRAINING.** Funds may be provided for costs of job training, advanced vocational education, "welfare to work" programs implemented by businesses located within the redevelopment project area, or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs a) are related to the establishment and maintenance of additional job training, advanced vocational education or career education

programs for persons employed or to be employed by companies located in a redevelopment project area; and b) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act (as defined in the Act) and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code (as defined in the Act).

11. **INTEREST COSTS.** Funds may be provided to developers or redevelopers for a portion of interest costs incurred in the construction of a redevelopment project. Interest costs incurred by a developer or redeveloper related to the construction, renovation or rehabilitation of a redevelopment project may be funded provided that:
 - a) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - b) Such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the developer or the redeveloper with regard to the redevelopment project during that year;
 - c) If there are not sufficient funds available in the special tax allocation fund to make the payment described in this paragraph, then the amounts due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d) The total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total of costs paid or incurred by the developer or redeveloper for the redevelopment project plus redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act.
 - e) Up to 75% of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
12. **NEW CONSTRUCTION COSTS.** The Act currently provides that incremental property tax revenues may not be used by the City for the construction of new privately owned buildings.
13. **REDEVELOPMENT AND OTHER AGREEMENTS.** The City may enter into redevelopment agreements with private developers or redevelopers, which may include but not be limited to, terms of sale, lease or conveyance of land, requirements for site improvements, public improvements, job training and interest subsidies. In the event that the City determines

that construction of certain improvements is not financially feasible, the City may reduce the scope of the proposed improvements. In addition, the City may enter into intergovernmental agreements with public entities to construct, rehabilitate, renovate or restore public improvements.

14. **AFFORDABLE HOUSING.** The City requires that developers who receive TIF assistance for market rate housing set aside at a minimum 20% of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means that the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120% of the area median income, and affordable rental units should be affordable to persons earning no more than 80% of the area median income.
15. **DAYCARE SERVICES.** The cost of daycare services for children of employees from low-income families working for businesses located within the redevelopment project area and all or portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
16. **SCHOOLS.** An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act.
17. **LOW-INCOME HOUSING.** Up to 50% of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

To undertake these activities, redevelopment project costs will be incurred. "Redevelopment Project Costs" mean the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan pursuant to the Act.

The City may incur Redevelopment Project Costs which are paid for from the funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes.

The estimated Redevelopment Project Costs are shown in Table 1. The total Redevelopment Project Costs provide an upper limit on expenditures (exclusive of capitalized interest, issuance costs, and other financing costs). Within this limit, adjustments may be made in line items without amendment to this Plan. The Redevelopment Project Costs represent estimated amounts and do not represent actual City commitments or expenditures.

In the event the Act is amended after the date of the approval of this Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs (such as, for example, to include the cost of construction of residential housing), or (b) expand the scope or increase the amount

deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Plan. In the event of such amendment(s), the City may add any new eligible redevelopment project cost as a line item in Table 1 (which sets forth the eligible costs for this Plan), or otherwise adjust the line items in Table 1 without amendment to this Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Plan.

Table 1 - (Estimated Redevelopment Project Costs) represents those eligible project costs pursuant to the Act. These upper limit expenditures are potential costs to be expended over the maximum 23-year life of the Redevelopment Project Area. These funds are subject to the number of projects and amount of incremental tax revenues generated and the City's willingness to fund proposed projects on a project-by-project basis.

TABLE 1 - ESTIMATED REDEVELOPMENT PROJECT COSTS

	Program/ Action/Improvements	Estimated Costs*
1.	Assemblage of Sites(1)	\$4,000,000
2.	Site Preparation	\$5,000,000
3.	Construction of Public Works or Improvements (1):	\$12,000,000
4.	Relocation	\$500,000
5.	Rehabilitation costs of public/private buildings and fixtures(1)	\$14,000,000
6.	Job Training	\$3,000,000
7.	Interest Costs	\$1,000,000
8.	Daycare Services	\$500,000
9.	Professional Services: studies, surveys, plans & specifications, administrative costs relating to redevelopment plan, architectural, engineering, legal, marketing, financial, planning or other services	\$2,000,000
	Total Redevelopment Costs (2)(3)	\$42,000,000

*Exclusive of capitalized interest, issuance costs and other financing costs.

(1) This category may also include reimbursing capital costs of taxing districts impacted by the redevelopment of the Redevelopment Project Area, as permitted by the Act.

(2) All costs are in 1999 dollars. In addition to the above stated costs, each issue of any bonds issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations. Adjustments to the estimated line item costs above are expected and may be made by the City without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

(3) The estimated Total Redevelopment Project Costs amount does not include private redevelopment costs or costs financed from non-TIF public resources. Total Redevelopment Project Costs are inclusive of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated only by a public right of way, that are permitted under the Act to be paid from incremental property taxes generated in the Redevelopment Project Area, but do not include project costs incurred in the Redevelopment Project Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated only by a public right of way.

D. SOURCES OF FUNDS TO PAY REDEVELOPMENT PROJECT COSTS

Funds necessary to pay for Redevelopment Project Costs are to be derived principally from tax increment revenues and proceeds of municipal obligations that are secured principally by tax increment revenues created under the Act. There may be other sources of funds that the City may elect to use to pay for Redevelopment Project Costs or other obligations issued to pay for such costs. These sources include, but are not limited to, state and federal grants, developer contributions and land disposition proceeds generated from the Redevelopment Project Area. The City may also incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. The tax increment revenue that may be used to secure municipal obligations or pay for eligible Redevelopment Project Costs shall be the incremental real property tax revenue. Incremental real property tax revenue is attributable to the increase in the current EAV of each taxable lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the certified initial base EAV of each such property in the Redevelopment Project Area. Without the adoption of the Plan and the use of such tax incremental revenues, the Redevelopment Project Area would not reasonably be anticipated to be developed.

The Redevelopment Project Area may, in the future, be contiguous to, or be separated only by a public right of way from, other redevelopment project areas created under the Act. The City may utilize incremental property taxes received from the Redevelopment Project Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right of way, and vice versa. The amount of revenue from the Redevelopment Project Area made available to support such contiguous redevelopment project areas, or those separated only by a public right of way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area, shall not at any time exceed the total redevelopment Project Costs described in the Plan. The Redevelopment Project Area may become contiguous to, or separated only by a public right of way from, redevelopment project areas created under the Industrial Jobs Recovery Law (the "Law"), 65 ILCS 5/11-74.6-1, et seq. If the City finds the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right of way are interdependent with those of the Redevelopment Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Plan that net revenues from the Redevelopment Project Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposed to utilize incremental revenues received from the Redevelopment Project Area to pay eligible redevelopment project costs (which are eligible under the industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Redevelopment Project Area, and such areas. The amount of revenue from the Redevelopment Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Redevelopment Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

E. ISSUANCE OF OBLIGATIONS

To finance Redevelopment Project Costs, the City may issue general obligation bonds or obligations secured by the anticipated tax increment revenue generated within the Redevelopment Project Area, or the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers to secure such obligations. In addition, the City may pledge toward payment of such obligations any part or any combination of the following: 1) net revenues of all or part of any redevelopment project; 2) taxes levied and collected on any or all property in the City; 3) a mortgage on part or all of the Redevelopment Project Area.

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2023). One or more series of obligations may be sold at one or more times in order to implement this Plan. The amounts payable in any year as principal and interest on all obligations issued by the City pursuant to the Plan and the Act shall not exceed the amounts available, or projected to be available, from tax increment revenues and from such bond sinking funds or other sources of funds (including ad valorem taxes) as may be provided by ordinance. Obligations may be of parity or senior/junior lien natures. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

Tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds and Redevelopment Project Costs, and, to the extent that real property tax increment is not used for such purposes, shall be declared surplus and shall then become available for distribution to taxing districts in the Redevelopment Project Area in the manner provided by the Act.

F. EQUALIZED ASSESSED VALUATION OF PROPERTIES

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Redevelopment Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Redevelopment Project Area. The 1997 EAV of all taxable parcels in the Redevelopment Project Area is approximately \$71,143,039. This total EAV amount, by PIN, is summarized in Table 2. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. If the 1998 EAV shall become available prior to the date of the adoption of the Plan by the City Council, the City may update the Plan by replacing the 1997 EAV with the 1998 EAV without further City Council action.

G. ANTICIPATED EQUALIZED ASSESSED VALUATION

Although development in the Redevelopment Project Area may occur after 2009, it is not possible to estimate with accuracy the effect of such future development on the EAV for the Redevelopment Project Area. By the year 2009, when it is estimated that the Redevelopment Project, based on currently known information, will be completed and fully assessed, the estimated EAV of real property within the Redevelopment Project Area is estimated to be between \$95,000,000 and \$100,000,000. These estimates are based on several key assumptions, including: 1) all currently projected development will be completed by 2009; 2) the market value of the anticipated developments will increase following completion of the redevelopment activities described in the Redevelopment Project; 3) the most recent State Multiplier of 2.1489 as applied to 1997 assessed values will remain unchanged; 4) for the duration of the Redevelopment Project Area, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 1997 level; and 5) growth from reassessments of existing properties in the Redevelopment Project Area will be at a rate of 2.5% per year with a reassessment every three years. In addition, as described in Section N of the Plan, "Phasing and Scheduling of Redevelopment," public improvements and the expenditure of Redevelopment Project Costs may be necessary in furtherance of the Plan throughout the 23-year period that the Plan is in effect.

H. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in Section IV - Conservation Area Conditions, the Redevelopment Project Area as a whole is adversely impacted by the presence of numerous blighting or conservation area factors, and these factors are reasonably distributed throughout the Redevelopment Project Area. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise. Continued existence of the factors referenced above and the lack of new development projects initiated or completed within the Redevelopment Project Area evidence the lack of private investment.

The lack of growth and investment by the private sector is supported by the trend in the EAV of all the property in the Redevelopment Project Area. The EAV for all property in the City increased from \$28,661,954,119 in 1993 to \$35,893,677,135 in 1997, a total of 25.23% or an average of 6.31% per year. Over the last four years, from 1993 to 1997, the Redevelopment Project Area has experienced an overall EAV increase of 15.40% from \$61,650,512 in 1993 to \$71,143,039 in 1997, an average increase of 3.85% per year.

A summary of the building permit requests for new construction and major renovation in the Redevelopment Project Area is found in Exhibit 2 - Building Permit Requests. Building permit requests for new construction and renovation representing new investment for the Redevelopment Project Area from 1993 - 1999 totaled \$1,158,330.

It is clear from the study of this Redevelopment Project Area that private investment in revitalization and redevelopment has not occurred to overcome the Conservation Area conditions that currently exist. The Redevelopment Project Area is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of this Plan.

I. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT

Without the adoption of this Plan and tax increment financing, the Redevelopment Project Area is not reasonably expected to be redeveloped by private enterprise. Conservation Area conditions are likely to continue and spread, and the surrounding area will become less attractive for the maintenance and improvement of existing buildings and sites. The possible erosion of the assessed value of property, which would result from the lack of a concerted effort by the City to stimulate revitalization and redevelopment, could lead to a reduction of real estate tax revenue to all taxing districts. Successful implementation of the Plan is expected to enhance the values of properties within and adjacent to the Redevelopment Project Area.

Subsections A, B, & C of Section V of this Plan describe the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged with private investment taking place over a period of years. If the Redevelopment Project is successful, new private investment will be undertaken that will assist in alleviating the blighting conditions which caused the Redevelopment Project Area to qualify as a Conservation Area under the Act.

The Redevelopment Project is expected to have minor financial impacts on the taxing districts affected by the Plan. During the period when tax increment financing is utilized in furtherance of this Plan, real estate tax increment revenues (from the increases in EAV over and above the Certified Base EAV established at the time of adoption of this Plan) will be used to pay eligible redevelopment project costs for the Redevelopment Project Area. Incremental revenues will not be available to these taxing districts during this period. When the Redevelopment Project Area is no longer in place, the real estate tax revenues will be distributed to all taxing districts levying taxes against property located in the Redevelopment Project Area.

J. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes on properties located within the Redevelopment Project Area: City of Chicago; Chicago Board of Education District 299; Chicago School Finance Authority; Chicago Park District; Chicago Community College District 508; Metropolitan Water Reclamation District of Greater Chicago; County of Cook; and Cook County Forest Preserve District.

The proposed Redevelopment Plan and Project involves the rehabilitation of existing commercial and/or residential buildings and possibly the construction of new commercial and residential

developments. Therefore, as discussed below, the financial burden of the Redevelopment Plan and Project on taxing districts is expected to be moderate. In addition to the major taxing districts summarized above, the City of Chicago Library Fund has taxing jurisdiction over part or all of the Redevelopment Project Area. The City of Chicago Library Fund (formerly a separate taxing district from the City) no longer extends taxing levies but continues to exist for the purpose of receiving delinquent taxes.

IMPACT OF THE REDEVELOPMENT PROJECT

The commercial and/or residential rehabilitation should not increase the demand for services and/or capital improvements to be provided by the Chicago Board of Education, the Metropolitan Water Reclamation District, the Chicago Park District and the City. The estimated nature of these demands for services on these taxing districts is described below.

Chicago Board of Education. The commercial/residential rehabilitation should not increase demand for the educational services and the number of schools provided by the Chicago Board of Education. There are currently no Chicago Public Schools located in the Redevelopment Project Area. The City will monitor residential development if it were to occur, with the cooperation of the Chicago Board of Education, to ensure that any increase in demand for services or future improvements will be addressed.

Metropolitan Water Reclamation District of Greater Chicago. The commercial/residential rehabilitation should not substantially increase the demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

Chicago Park District. The commercial/residential rehabilitation should not increase the need for additional parks beyond any existing needs. There are no parks in the Redevelopment Project Area. The City intends to monitor development with the cooperation of the Chicago Park District to ensure that any increase in the demand for services or future improvements will be adequately addressed.

City of Chicago. The commercial/residential rehabilitation should not increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc. It is expected that any increase in demand for the City services and programs maintained and operated by the City can be adequately addressed by the appropriate City departments.

In 1994, the Act was amended to require an assessment of any financial impact of the Redevelopment Project Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Redevelopment Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

K. PROGRAM TO ADDRESS FINANCIAL AND SERVICE IMPACTS

As described in detail in prior sections of this Plan, the complete scale and amount of development in the Redevelopment Project Area cannot be predicted with complete certainty and the demand for services provided by the affected taxing districts cannot be quantified. The implementation of the Plan would be to serve the goals and objectives as identified in Section II. As a result, the City has not developed, at present, any additional specific plans to address the impact of the Redevelopment Project on taxing districts.

As indicated in Section V, subsection C and Table 1, Estimated Redevelopment Project Costs, the City may provide public improvements and facilities to service the Redevelopment Project Area. Potential public improvements and facilities provided by the City may mitigate some of the additional service and capital demands placed on taxing districts as a result of the implementation of this Redevelopment Project.

L. PROVISION FOR AMENDING ACTION PLAN

The Devon & Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

M. FAIR EMPLOYMENT PRACTICES, AFFIRMATIVE ACTION PLAN AND PREVAILING WAGE AGREEMENT

The City is committed to and will affirmatively implement the following principles with respect to the Redevelopment Project Area.

1. The assurance of equal opportunity in all personnel and employment actions with respect to the Redevelopment Project, including but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry.
2. Redevelopers must meet the City's standards for participation of 25% Minority Business Enterprises and 5% Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
3. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.

4. Redevelopers must meet City standards for the prevailing wage rate as ascertained by the Illinois Department of Labor to all protect employees.

The City shall have the right in its sole discretion to exempt certain small businesses and developers from items two and four above.

N. PHASING AND SCHEDULING OF REDEVELOPMENT

A phased implementation strategy will be used to achieve a timely and orderly redevelopment of the Redevelopment Project Area. It is expected that over the 23 years that this Plan is in effect, numerous public/private improvements and developments can be expected to take place. City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with expenditures in redevelopment by private developers. The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (By December 31, 2023).

[Map 1 of (Sub)Exhibit 3 referred to in this Devon and Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project Constitutes Exhibit "E" to the ordinance and is printed on page 13432 of this Journal.]

[(Sub)Exhibit 1 referred to in this Devon and Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project constitutes Exhibit "C" to the ordinance and is printed on pages 13423 through 13431 of this Journal.]

Table 2, (Sub)Exhibit 2, Maps 1A, 1B, 1C, 2, 3 and 4 of (Sub)Exhibit 3 and (Sub)Exhibit 4 referred to in this Devon and Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project read as follows:

Table 2.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

1997 Equalized Assessed Valuation.
(Page 1 of 6)

	PIN Number	EAV
1	10-36-320-029	\$85,010
2	10-36-320-030	\$25,716
3	10-36-320-031	\$50,140
4	10-36-320-032	\$50,140
5	10-36-320-033	\$121,555
6	10-36-320-050	\$182,379
7	10-36-321-026	\$193,809
8	10-36-321-027	\$146,985
9	10-36-321-028	\$34,088
10	10-36-321-069	\$316,438
11	10-36-322-024	\$52,831
12	10-36-322-025	\$52,831
13	10-36-322-026	\$96,782
14	10-36-322-027	\$50,615
15	10-36-322-028	\$125,704
16	10-36-322-039	\$219,981
17	10-36-323-016	\$165,506
18	10-36-323-017	\$409,507
19	10-36-323-018	\$142,941
20	10-36-323-019	\$129,016
21	10-36-323-020	\$131,783
22	10-36-324-018	\$107,514
23	10-36-324-019	\$89,962
24	10-36-324-020	\$300,087
25	10-36-324-032	\$356,073
26	10-36-325-022	\$56,114
27	10-36-325-026	\$146,022
28	10-36-325-027	\$20,400
29	10-36-325-028	\$30,600
30	10-36-325-032	\$217,580
31	10-36-325-033	\$206,677
32	10-36-325-034	\$100,670
33	10-36-325-035	\$109,845
34	10-36-326-027	\$104,142
35	10-36-326-028	\$198,995
36	10-36-326-029	\$242,314
37	10-36-326-030	\$294,354
38	10-36-326-033	\$106,145
39	10-36-326-034	\$67,271
40	10-36-327-026	\$94,913
41	10-36-327-027	\$106,005
42	10-36-327-028	\$293,314
43	10-36-327-032	\$107,357
44	10-36-327-033-1001	\$71,743
	10-36-327-033-1002	\$71,743

	PIN Number	EAV
	10-36-327-033-1003	\$71,743
	10-36-327-033-1004	\$73,492
45	10-36-424-023	\$174,633
46	10-36-424-024	\$158,776
47	10-36-424-025	\$104,114
48	10-36-424-026	\$104,114
49	10-36-424-027	\$144,544
50	10-36-424-028	\$109,680
51	10-36-424-029	\$361,851
52	10-36-425-027	\$401,797
53	10-36-425-028	\$183,424
54	10-36-425-029	\$183,424
55	10-36-425-030	\$149,901
56	10-36-425-031	\$458,771
57	10-36-425-032	\$235,470
58	10-36-425-033	\$69,749
59	10-36-426-027	\$218,124
60	10-36-426-028	\$30,450
61	10-36-426-029	\$68,277
62	10-36-426-030	\$87,722
63	10-36-426-031	\$87,722
64	10-36-426-032	\$81,557
65	10-36-426-033	\$81,557
66	10-36-426-034	\$242,265
67	10-36-427-027	\$223,071
68	10-36-427-028	\$149,660
69	10-36-427-029	\$114,852
70	10-36-427-030	\$107,017
71	10-36-427-031	\$106,783
72	10-36-427-032	\$118,473
73	10-36-427-033	\$328,893
74	10-36-428-024	\$278,074
75	10-36-428-025	\$83,878
76	10-36-428-026	\$319,090
77	10-36-428-027	\$332,830
78	10-36-428-033-8001	Exempt
	10-36-428-033-8002	\$161,784
79	10-36-429-026	\$483,503
80	10-36-429-027	\$117,467
81	10-36-429-028	\$115,213
82	10-36-429-029	\$43,442
83	10-36-429-030	\$63,055
84	10-36-429-031	\$210,472
85	10-36-430-013	\$57,949
86	10-36-430-025	\$42,527

Table 2.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

1997 Equalized Assessed Valuation.

(Page 2 of 6)

87	10-36-430-026	\$199,439
88	10-36-430-027	\$190,399
89	10-36-430-028	\$218,943
90	10-36-430-029	\$170,896
91	10-36-431-012	\$58,308
92	10-36-431-013	\$173,401
93	10-36-431-014	\$142,500
94	10-36-431-015	\$28,462
95	10-36-431-016	\$127,045
96	10-36-431-017	\$42,112
97	10-36-431-018	\$111,040
98	10-36-431-019	\$83,519
99	10-36-431-020	\$169,346
100	10-36-431-021	\$97,667
101	10-36-431-022	\$77,911
102	10-36-431-023	\$385,549
103	10-36-431-024	\$378,615
104	11-31-312-013	\$31,311
105	11-31-312-014	\$32,921
106	11-31-312-015	\$30,712
107	11-31-312-016	\$15,548
108	11-31-312-035	\$106,435
109	11-31-312-036	\$64,385
110	11-31-312-037	\$65,784
111	11-31-312-038	\$91,958
112	11-31-312-039	\$132,099
113	11-31-312-040	\$144,492
114	11-31-312-041	\$311,932
115	11-31-312-043	\$1,501,361
116	11-31-313-029	\$225,635
117	11-31-313-030	\$60,227
118	11-31-313-031	\$60,227
119	11-31-313-032	\$124,361
120	11-31-313-033	\$43,848
121	11-31-313-034	\$74,621
122	11-31-313-035	\$57,055
123	11-31-313-036	\$350,103
124	11-31-314-028	\$180,447
125	11-31-314-029	\$45,853
126	11-31-314-030	\$69,573
127	11-31-314-031	\$71,126
128	11-31-314-032	\$69,573
129	11-31-314-033	\$61,772
130	11-31-314-034	\$61,772
131	11-31-314-035	\$157,295
132	11-31-315-026	\$188,744
133	11-31-315-040	\$546,237
134	11-31-316-029	\$231,067

135	11-31-316-030	\$19,774
136	11-31-316-031	\$19,819
137	11-31-316-032	\$19,819
138	11-31-316-033	\$19,819
139	11-31-316-034	\$19,819
140	11-31-316-035	\$20,402
141	11-31-316-045	\$65,075
142	11-31-317-025	\$170,064
143	11-31-317-026	\$37,776
144	11-31-317-028	\$54,292
145	11-31-317-029	\$77,562
146	11-31-317-030	\$83,152
147	11-31-317-033	\$113,064
148	11-31-317-034	\$115,637
149	11-31-318-027	\$104,404
150	11-31-318-028	\$35,605
151	11-31-318-031	\$31,767
152	11-31-318-032	\$58,214
153	11-31-318-033	Exempt
154	11-31-318-034	Exempt
155	11-31-318-035	\$89,944
156	11-31-318-036	\$131,360
157	11-31-318-037	\$202,104
158	11-31-319-033	\$214,888
159	11-31-319-038	Exempt
160	11-31-401-026	\$123,274
161	11-31-401-027	\$42,969
162	11-31-401-028	\$33,712
163	11-31-401-029	\$28,481
164	11-31-401-084	Exempt
165	11-31-401-085	\$640,370
166	11-31-401-086	\$618,322
167	11-31-402-053	\$128,996
168	11-31-402-077	\$245,398
169	11-31-402-087	\$50,213
170	11-31-418-010	\$111,395
171	11-31-418-011	\$111,395
172	11-31-418-012	\$124,232
173	11-31-418-013	\$124,232
174	11-31-418-014	\$124,232
175	11-31-418-015	Exempt
176	11-31-418-016	\$205,966
177	11-31-419-018	\$74,719
178	11-31-419-019	\$30,940
179	11-31-419-020	\$27,168
180	11-31-419-027	\$163,654
181	11-31-419-028	\$164,249
182	11-31-420-007	\$58,970

Table 2.
(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

1997 Equalized Assessed Valuation.
(Page 3 of 6)

183	11-31-420-008	Exempt
184	11-31-420-009	\$52,291
185	11-31-420-010	\$101,632
186	11-31-420-011	Exempt
187	13-01-100-001	\$232,722
188	13-01-100-002	\$41,057
189	13-01-100-003	\$119,032
190	13-01-100-004	Exempt
191	13-01-100-005	Exempt
192	13-01-100-006	Exempt
193	13-01-101-001	\$107,161
194	13-01-101-002	\$39,228
195	13-01-101-003	\$43,670
196	13-01-101-004	\$43,670
197	13-01-101-005	\$43,670
198	13-01-101-006	\$42,136
199	13-01-101-007	\$70,963
200	13-01-101-008	\$35,764
201	13-01-101-009	\$123,774
202	13-01-101-010	\$201,782
203	13-01-102-001	\$76,630
204	13-01-102-002	\$58,441
205	13-01-102-003	\$58,441
206	13-01-102-004	\$55,446
207	13-01-102-005	Exempt
208	13-01-102-006	Exempt
209	13-01-102-007	Exempt
210	13-01-102-008	Exempt
211	13-01-102-009	Exempt
212	13-01-102-010	Exempt
213	13-01-103-041	Exempt
214	13-01-103-055	Exempt
215	13-01-104-001	\$192,954
216	13-01-104-002	\$88,500
217	13-01-104-003	\$88,500
218	13-01-104-004	Exempt
219	13-01-104-005	Exempt
220	13-01-104-006	Exempt
221	13-01-104-007	Exempt
222	13-01-104-008	Exempt
223	13-01-105-001	\$186,847
224	13-01-105-002	\$89,663
225	13-01-105-003	\$89,663
226	13-01-105-004	\$43,210
227	13-01-105-005	\$43,210
228	13-01-105-006	\$87,520
229	13-01-105-042	\$88,010
230	13-01-105-043	\$151,540

231	13-01-106-001	Exempt
232	13-01-106-002	Exempt
233	13-01-106-003	Exempt
234	13-01-106-004	Exempt
235	13-01-106-005	Exempt
236	13-01-106-006	Exempt
237	13-01-106-007	Exempt
238	13-01-106-008	Exempt
239	13-01-107-010	\$23,780
240	13-01-107-011	\$12,969
241	13-01-107-019	\$53,166
242	13-01-107-020	\$33,577
243	13-01-107-029	\$729,958
244	13-01-200-001	\$244,975
245	13-01-200-002	\$123,429
246	13-01-200-003	\$76,800
247	13-01-200-004	\$94,019
248	13-01-200-005	\$136,949
249	13-01-200-006	\$46,728
250	13-01-200-007	\$377,029
251	13-01-201-001	\$183,271
252	13-01-201-002	\$66,079
253	13-01-201-003	\$60,831
254	13-01-201-004	\$26,977
255	13-01-201-005	\$26,943
256	13-01-201-006	\$118,576
257	13-01-201-007	\$234,340
258	13-01-202-004	\$161,350
259	13-01-202-005	\$49,715
260	13-01-202-006	\$49,715
261	13-01-202-007	\$93,683
262	13-01-202-008	\$404,541
263	13-01-202-033	\$177,319
264	13-01-202-034	\$146,430
265	13-01-203-005	\$92,334
266	13-01-203-006	\$95,484
267	13-01-203-007	\$73,679
268	13-01-203-008	\$73,679
269	13-01-203-009	\$195,303
270	13-01-203-036	\$282,535
271	13-01-203-037	\$235,075
272	13-01-204-001	\$305,963
273	13-01-204-002	\$79,376
274	13-01-204-003	\$79,376
275	13-01-204-004	\$150,251
276	13-01-204-005	\$150,251
277	13-01-204-006	\$199,502
278	13-01-204-007	\$134,575

Table 2.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

1997 Equalized Assessed Valuation.

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279	13-01-204-008	\$285,196
280	13-01-205-001	\$529,360
281	13-01-205-002	\$471,288
282	13-01-205-003	\$432,097
283	13-01-205-041	\$876,981
284	13-01-205-042	\$30,265
285	13-01-206-001	\$192,894
286	13-01-206-004	\$89,035
287	13-01-206-005	\$85,163
288	13-01-206-006	\$85,163
289	13-01-206-007	\$85,333
290	13-01-206-008	\$183,018
291	13-01-206-032	\$261,306
292	13-01-207-001	\$360,328
293	13-01-207-010	\$375,086
294	13-01-207-011	\$227,089
295	13-01-207-012	Exempt
296	13-01-207-013	\$237,155
297	13-01-207-014	\$351,943
298	13-01-215-019	\$118,703
299	13-01-215-020	\$23,724
300	13-01-215-021	\$23,724
301	13-01-215-022	\$481,483
302	13-01-215-023	\$550,075
303	13-01-215-024	\$155,548
304	13-01-215-026	\$146,366
305	13-01-215-027	\$346,910
306	13-01-215-028	\$123,854
307	13-01-215-029	\$94,171
308	13-01-215-033	\$197,901
309	13-01-215-034	\$120,618
310	13-01-223-018	\$122,891
311	13-01-223-019	\$62,636
312	13-01-223-020	\$62,636
313	13-01-223-021	\$47,222
314	13-01-223-022	\$47,222
315	13-01-223-023	\$47,222
316	13-01-223-024	\$47,222
317	13-01-223-025	\$129,110
318	13-01-223-026	\$90,651
319	13-01-223-027	\$241,422
320	13-01-223-028	\$178,129
321	13-01-223-032	\$85,756
322	13-01-223-034	\$84,579
323	13-01-230-040	\$146,912
324	13-01-230-048	\$23,223
325	13-01-230-049	\$23,223
326	13-01-230-050	\$23,223

327	13-01-230-051	\$26,876
328	13-01-230-052	\$77,268
329	13-01-230-053	\$69,910
330	13-01-230-054	\$40,346
331	13-01-230-055	\$40,343
332	13-01-230-056	\$60,109
333	13-01-230-058	\$529,899
334	13-01-230-063	\$444,182
335	13-01-407-035	\$689,541
336	13-01-415-021	\$16,360
337	13-01-415-022	\$16,360
338	13-01-415-023	\$181,333
339	13-01-415-024	\$95,620
340	13-01-415-027	\$688,776
341	13-01-415-032	\$146,948
342	13-01-415-033	\$65,154
343	13-01-415-034	\$161,739
344	13-01-415-035	\$232,144
345	13-01-415-036	\$136,520
346	13-01-415-037	\$152,387
347	13-01-415-038	\$150,309
348	13-01-415-041	\$68,567
349	13-01-423-020	\$128,416
350	13-01-423-021	\$79,739
351	13-01-423-024	\$87,366
352	13-01-423-025	Exempt
353	13-01-423-026	\$83,528
354	13-01-423-027	\$40,270
355	13-01-423-028	\$29,035
356	13-01-423-029	\$53,819
357	13-01-423-030	\$100,422
358	13-01-423-031	\$68,419
359	13-01-423-032	\$113,346
360	13-01-423-033	\$63,197
361	13-01-423-034	\$38,467
362	13-01-423-035	\$122,642
363	13-01-423-036	\$23,200
364	13-01-423-037	\$108,979
365	13-01-432-015	\$136,043
366	13-01-432-016	\$93,907
367	13-01-432-017	\$178,690
368	13-01-432-018	\$6,670
369	13-01-432-019	\$97,298
370	13-01-432-020	\$74,861
371	13-01-432-025	\$110,469
372	13-01-432-026	\$55,287
373	13-01-432-027	\$9,172
374	13-01-432-028	\$100,425

Table 2.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

1997 Equalized Assessed Valuation.

(Page 5 of 6)

375	13-01-432-029	\$97,936
376	13-01-432-030	\$97,936
377	13-01-432-033	\$334,605
378	13-01-432-034	\$139,249
379	13-01-432-035	\$114,319
380	13-12-209-023	Exempt
381	13-12-209-024	\$80,317
382	13-12-209-025	\$80,317
383	13-12-209-026	\$74,808
384	13-12-209-027	\$115,699
385	13-12-209-028	\$50,301
386	13-12-209-029	\$44,282
387	13-12-209-030	\$44,282
388	13-12-209-031	\$16,235
389	13-12-209-032	\$16,235
390	13-12-209-033	\$100,553
391	13-12-209-034	\$100,553
392	13-12-209-035	\$47,776
393	13-12-209-036	\$42,802
394	13-12-209-037	\$28,084
395	13-12-209-046	\$92,420
396	13-12-209-047	\$76,767
397	13-12-209-049	\$44,637
398	13-12-218-012	\$33,855
399	13-12-218-013	\$58,151
400	13-12-218-014	\$32,940
401	13-12-218-015	\$33,112
402	13-12-218-016	\$33,675
403	13-12-218-017	\$33,398
404	13-12-218-018	\$37,900
405	13-12-218-019	\$30,900
406	13-12-218-023	\$250,055
407	13-12-218-025	\$286,539
408	13-12-218-026	\$38,963
409	13-12-218-034	Exempt
410	13-12-226-004	\$660,737
411	13-12-226-005	\$505,855
412	13-12-226-006	\$2,624,209
413	13-12-226-007	\$383,763
414	13-12-226-015	\$193,079
415	13-12-226-018	Exempt
416	13-12-226-019	Exempt
417	13-12-233-025	\$235,358
418	13-12-233-032	\$331,846
419	13-12-234-004	\$313,202
420	13-12-234-008	\$77,036
421	14-06-100-001	\$297,010
422	14-06-100-002	\$129,486

423	14-06-100-004	\$263,406
424	14-06-100-005	\$114,934
425	14-06-100-033	\$305,728
426	14-06-100-038	\$84,267
427	14-06-100-039	\$188,785
428	14-06-100-040-8001	Exempt
	14-06-100-040-8002	\$12,397
429	14-06-100-041-8001	Exempt
	14-06-100-041-8002	\$5,385
430	14-06-100-042-8001	Exempt
	14-06-100-042-8002	\$5,338
431	14-06-100-043-8001	Exempt
	14-06-100-043-8002	\$11,540
432	14-06-101-001	\$392,722
433	14-06-101-002	\$120,151
434	14-06-101-003	\$184,502
435	14-06-101-004	\$122,633
436	14-06-101-005	\$99,361
437	14-06-101-006	\$100,663
438	14-06-101-007	\$629,088
439	14-06-102-001	\$310,514
440	14-06-102-002	\$122,805
441	14-06-102-003	\$98,551
442	14-06-102-004	\$113,079
443	14-06-102-005	\$92,308
444	14-06-102-006	\$78,867
445	14-06-102-007	\$124,103
446	14-06-102-008	\$233,132
447	14-06-103-005	\$51,780
448	14-06-103-013	\$203,602
449	14-06-103-014	\$239,125
450	14-06-105-001	\$268,881
451	14-06-105-002	\$100,369
452	14-06-105-003	\$255,408
453	14-06-105-004	\$71,356
454	14-06-105-005	\$218,651
455	14-06-105-006	\$114,298
456	14-06-105-007	\$114,298
457	14-06-105-008	\$123,557
458	14-06-105-009	\$123,557
459	14-06-105-010	\$25,533
460	14-06-105-011	\$23,466
461	14-06-105-012	\$46,936
462	14-06-105-013	\$72,362
463	14-06-105-014	\$146,254
464	14-06-110-001	\$494,617
465	14-06-110-002	\$21,186
466	14-06-110-003	\$42,138

Table 2.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

1997 Equalized Assessed Valuation.

(Page 6 of 6)

467	14-06-110-004	\$42,323
468	14-06-110-005	\$39,520
469	14-06-110-052	\$39,398
470	14-06-110-084	\$489,732
471	14-06-110-085	\$82,887
472	14-06-112-002	\$99,726
473	14-06-112-003	\$49,925
474	14-06-112-018	\$123,970
475	14-06-112-019	\$128,272
476	14-06-112-020	\$137,523
477	14-06-112-021	\$208,173
478	14-06-114-001	\$55,581
479	14-06-114-002	\$71,799
480	14-06-114-003	\$71,799
481	14-06-114-004	\$23,913
482	14-06-114-005	\$29,208
483	14-06-114-006	\$23,913
484	14-06-114-007	\$23,913
485	14-06-114-008	\$23,913
486	14-06-114-009	\$23,913
487	14-06-114-010	\$23,913
488	14-06-114-011	\$23,913
489	14-06-114-012	\$23,745
490	14-06-114-013	\$24,491
491	14-06-114-014	\$23,266
492	14-06-114-015	\$22,626
493	14-06-114-016	\$23,848
494	14-06-201-003	\$72,050
495	14-06-201-013	\$550,724
496	14-06-201-014	\$1,702
497	14-06-202-001	\$24,929
498	14-06-202-002	\$27,888
499	14-06-202-003	\$23,035
500	14-06-202-004	\$27,080
501	14-06-202-005	\$17,156
502	14-06-202-006	\$30,099
503	14-06-202-007	\$28,894
504	14-06-202-008	\$544,059
505	14-06-203-007	\$205,282
506	14-06-203-017	Exempt
507	14-06-203-018	\$498,869
508	14-06-204-001	Exempt

509	14-06-204-002	\$27,882
510	14-06-204-003	\$32,405
511	14-06-204-004	\$30,147
512	14-06-204-005	\$30,542
513	14-06-204-006	\$29,072
514	14-06-300-002	Exempt
515	14-06-300-003	\$20,481
516	14-06-500-001	Railroad
517	14-07-100-001	Exempt
518	14-07-104-001	Exempt
519	14-07-104-002	Exempt
520	14-07-104-004	Exempt
521	14-07-104-006	\$694,093
522	14-07-104-007	Exempt
523	14-07-104-008	Exempt
524	14-07-104-009	\$62,228
525	14-07-104-010	\$28,003
526	14-07-104-011	\$32,461
527	14-07-104-012	\$23,958
528	14-07-104-013	\$31,041
529	14-07-104-014	\$15,261
530	14-07-104-015	Exempt
531	14-07-104-016	Exempt
532	14-07-104-017	Exempt
533	14-07-112-002	\$71,599
534	14-07-112-037	Exempt
535	14-07-112-038	\$204,833
536	14-07-112-040	\$178,913
537	14-07-112-041	\$38,884
538	14-07-114-001	\$2,243
539	14-07-114-002	\$20,538
540	14-07-114-003	\$21,383
541	14-07-114-004	\$26,661
542	14-07-114-021	\$25,630
543	14-07-114-022	\$69,416
544	14-07-114-023	\$112,026
545	14-07-114-024	\$150,821

TOTAL: \$71,143,039

(Sub)Exhibit 2.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

Building Permit Requests.

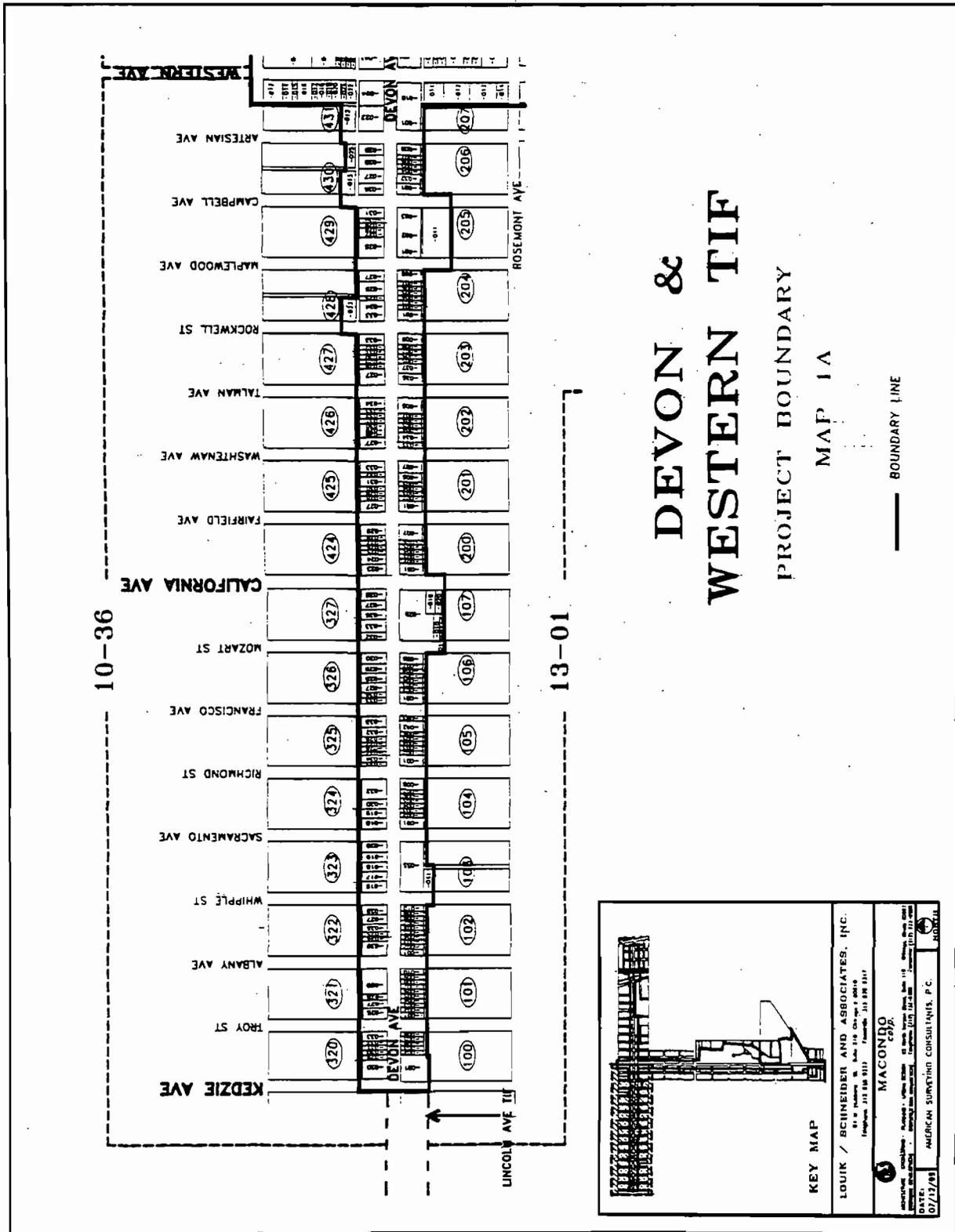
	Permit #	Date	Address	Investment
1.	797693	12/15/94	6415 N. Western	\$15,000
2.	801862	4/3/95	2534 W. Devon	\$150,000
3.	804120	5/15/95	2755 W. Devon	\$9,000
4.	815961	12/8/95	2241 W. Devon	\$7,000
5.	9600318	2/8/96	2534 W. Devon	\$23,500
6.	96002059	3/20/96	2322 W. Devon	\$22,000
7.	96008604	7/1/96	3055 W. Devon	\$2,200
8.	837720	12/13/96	2812 W. Devon	\$20,000
9.	838659	1/7/97	2414 W. Devon	\$18,500
10.	845632	5/02/97	2334 W. Devon	\$11,130
11.	846690	5/15/97	5950 N. Western	\$400,000
12.	867582	10/14/97	6454 N. Western	\$480,000
			Total (12 permits)	\$1,158,330

DEMOLITION PERMITS

Permit #	Date	Address	Amount
8110700-71	9/12/95	1841 W. Devon	\$0
96003513	4/17/96	2043 W. Devon	\$30,000
856721	9/9/97	5950 N. Western	\$9,300
		Total (3 permit)	\$39,300

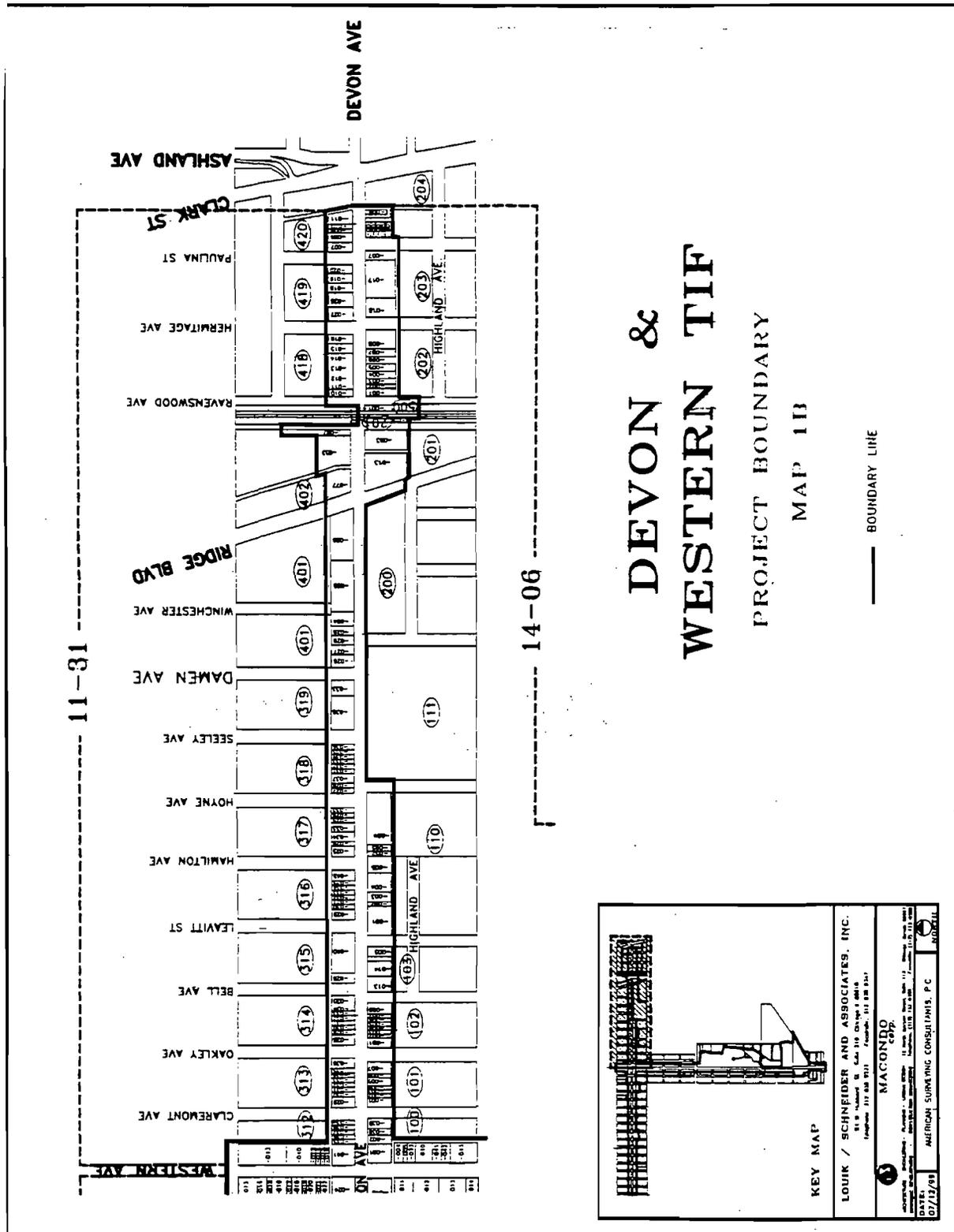
(Sub)Exhibit 3 - Map 1A.
 (To Devon And Western Redevelopment Project Area Tax Increment
 Finance Program Redevelopment Plan And Project)

Project Boundary.



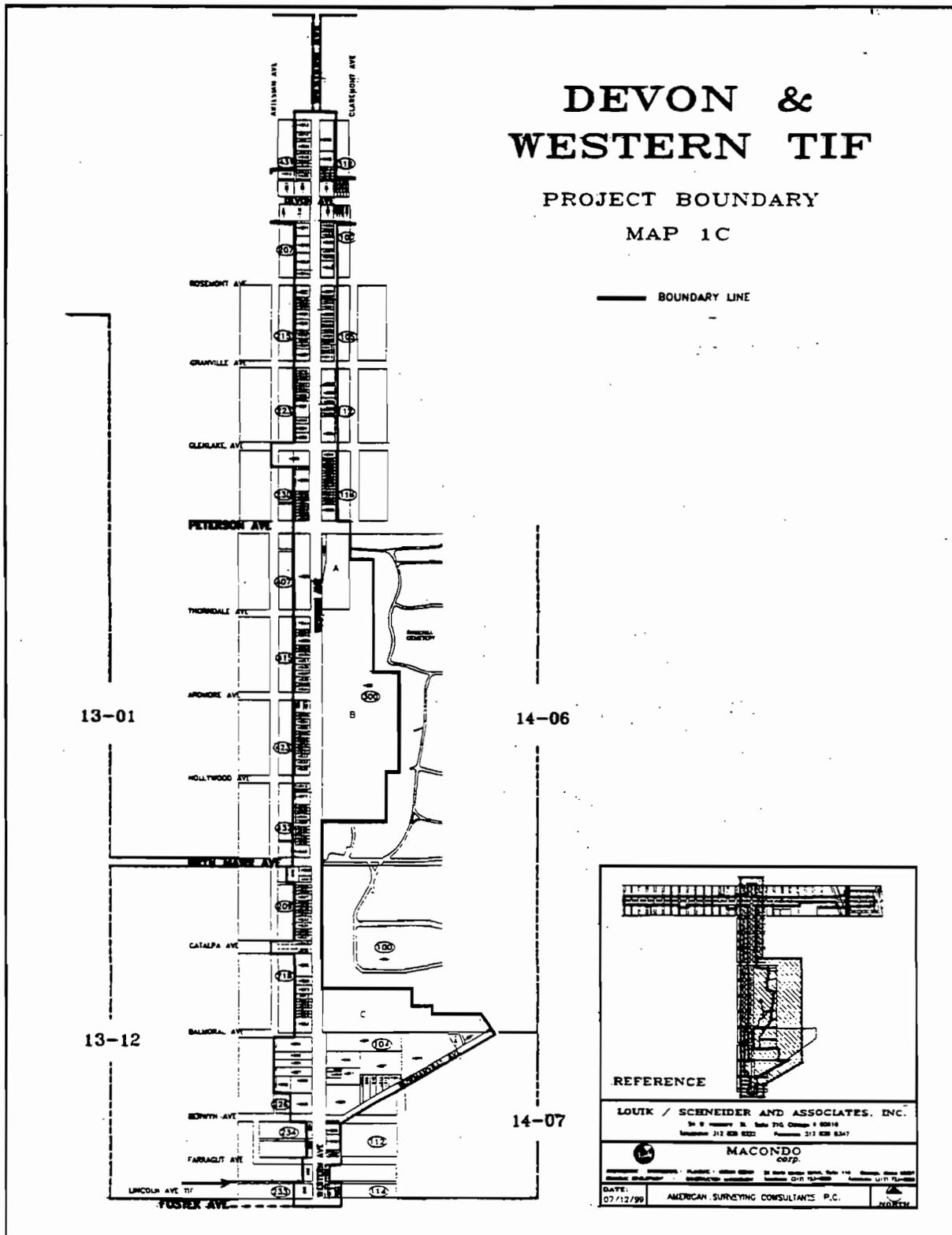
(Sub)Exhibit 3 -- Map 1B.
(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

Project Boundary.



(Sub)Exhibit 3 -- Map 1C.
(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

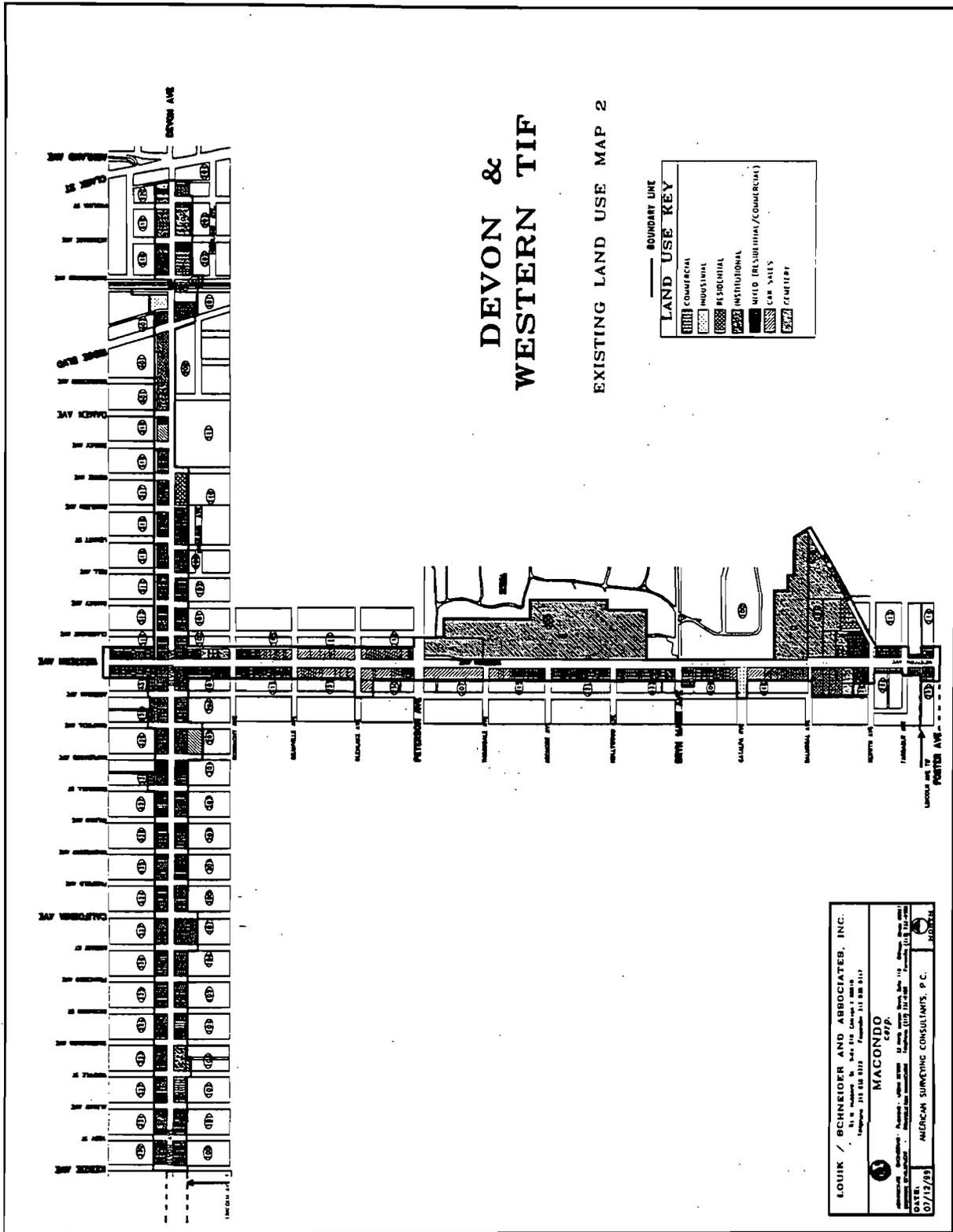
Project Boundary.



(Sub)Exhibit 3 -- Map 2.

(To Devon And Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan And Project)

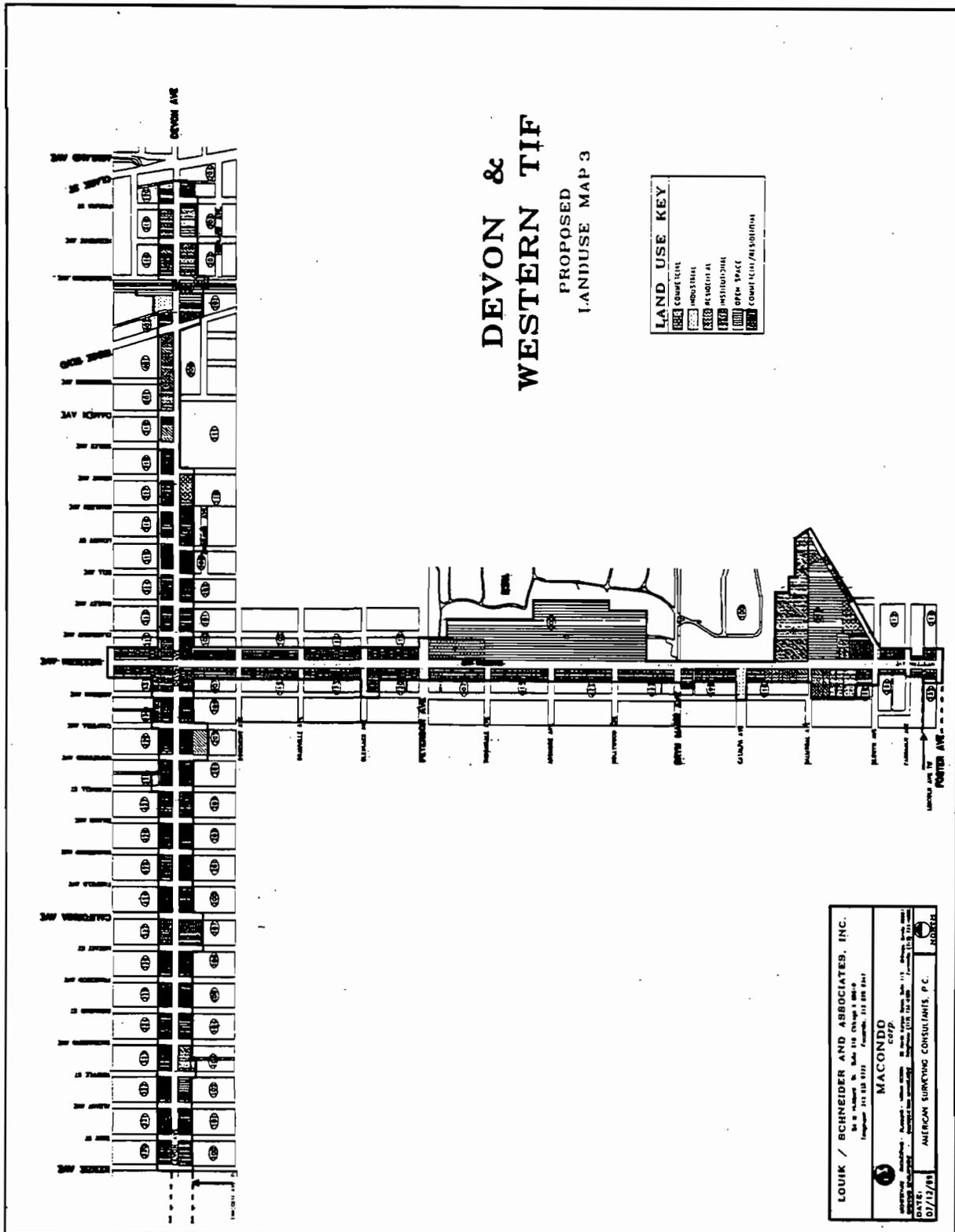
Existing Land-Use.



(Sub)Exhibit 3 -- Map 3.

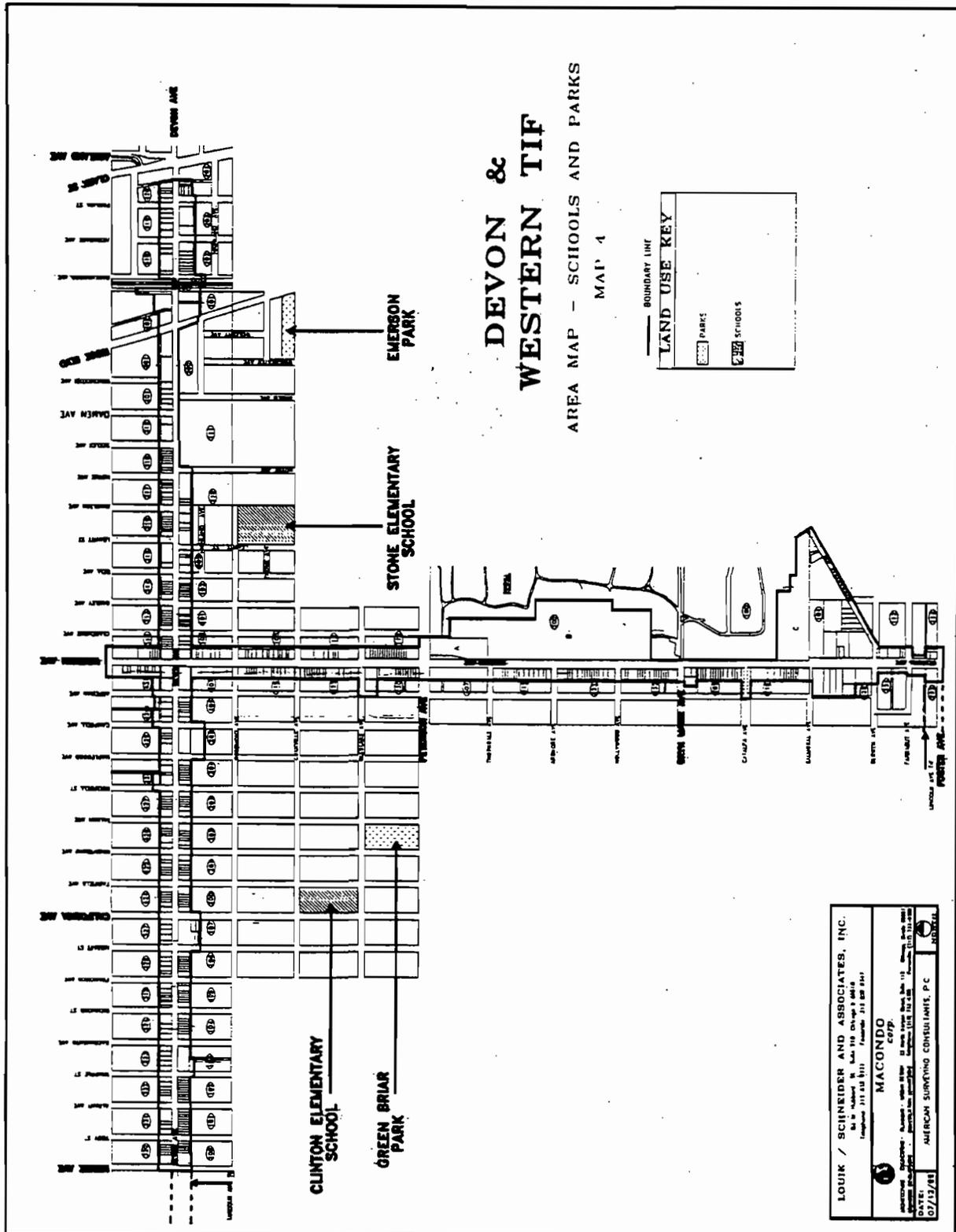
(To Devon And Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan And Project)

Proposed Land-Use.



(Sub)Exhibit 3 - Map 4.
 (To Devon And Western Redevelopment Project Area Tax Increment
 Finance Program Redevelopment Plan And Project)

Area Map -- Schools And Parks.



LOUIK / SCHEINER AND ASSOCIATES, INC.
 6099
 311 1st St. N. St. Paul, MN 55101
 (612) 291-1111
 MAONDO
 6099
 311 1st St. N. St. Paul, MN 55101
 (612) 291-1111
 DATE: 07/13/85
 AMERICAN SURVEYING CONSULTANTS, P.C.
 10000
 10000

(Sub)Exhibit 4.

(To Devon And Western Redevelopment Project Area Tax Increment
Finance Program Redevelopment Plan And Project)

*Devon And Western Tax Increment Finance
Program Eligibility Study.*

I. INTRODUCTION

Louik/Schneider and Associates, Inc. has been retained by the City of Chicago (the "City") to conduct an independent initial study and survey of the proposed redevelopment area known as the Western & Devon, Chicago, Illinois (hereafter referred to as the "Study Area"). The purpose of this study is to determine whether the 75 blocks of the Study Area qualify for designation as a "conservation area" for the purpose of establishing a tax increment financing district, pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the "Act").

This report summarizes the analyses and findings of the consultants' work, which is the responsibility of Louik/Schneider and Associates, Inc., The Lambert Group and Macondo Corp. Louik/Schneider & Associates, Inc. has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that Louik/Schneider & Associates, Inc. has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

Following this introduction, Section II presents background information of the Study Area including the area location, description of current conditions, and site history. Section III explains the Building Condition Assessment and documents the qualifications of the Study Area as a conservation area under the Act. Section IV, Summary and Conclusions, presents the findings.

This report was jointly prepared by Myron D. Louik, John P. Schneider, Tricia Marino Ruffolo, Sandy Plisic of Louik/Schneider & Associates, Inc. and its subconsultants.

II. BACKGROUND INFORMATION

A. LOCATION

The Study Area is located on the north side of the City, approximately seven miles north of the central business district. The Study Area is approximately 52.17 acres and includes 75 (full and partial) blocks. The Study Area is concentrated along two major thoroughfares, Devon and Western Avenues. The Study Area is generally bounded by Arthur Avenue (6500 N) and the alley north of Devon Avenue (6400 N) on the north, Foster Avenue (5200 N) on the south, Clark Street (1600 W), the alley west of Clark Street and the alley east of Western Avenue (2400 W) on the east, and Kedzie Avenue (3200 W) and the alley west of Western Avenue on the west. (see Map 1, Project Boundary in Appendix).

B. DESCRIPTION OF CURRENT CONDITIONS

The Study Area consists of 75 (full and partial) blocks and 545 parcels. Much of the Study Area is in need of rehabilitation/revitalization of façade improvements and parking facilities and is characterized by:

- deteriorated buildings and site improvements
- overcrowded facilities, and;
- other deteriorating characteristics

The parcels along Devon Avenue differ in size and characteristics from the parcels on Western Avenues. Devon Avenue has of architecturally significant buildings from a variety of time periods. Many of the buildings along Devon Avenue are single story commercial buildings, two story buildings with commercial on the first floor with residential above. On Western Avenue there are two businesses that comprise the majority of the street. The first is Rosehill Cemetery which was established 1859. The cemetery property is located on the east side of Western Avenue between Peterson Avenue and Bowmanville Avenue. The west side of Western Avenue is dominated by automobile dealers and automotive related businesses. The automotive businesses are concentrated between Rosemont Avenue and the north half of Balmoral.

Additionally, a lack of growth and investment by the private sector is evidenced by 1) the lack of building permit requests for the Study Area in terms of both number and dollar amounts, and 2) the overall increase of equalized assessed valuation ("EAV") of the property in the Study Area from 1993 to 1997 compared to the City as a whole. Specifically:

- Exhibit 1 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation submitted to the City. From 1993 to 1998, 12 permits for new construction or major renovation were issued for 11 of the 351 (3.8) buildings totaling \$1,158,330. In the first three months of 1999, there were no building permits for new construction and major renovation representing new investment. For the same five-year time period there were three buildings demolished in the Redevelopment Project Area.
- The lack of growth and investment by the private sector is demonstrated by the trend in the EAV of all the property in the Study Area. The EAV for the City of Chicago as a whole increased from \$28,661,954,119 in 1993 to \$35,893,677,135 in 1997, a total of 25.23% or an average of 6.31% per year. Over the same time period, the Study Area has experienced an overall EAV increase of 15.40%, from \$61,650,512 in 1993 to \$71,143,039 in 1997, an average increase of 3.85% per year.

It is clear from the study of this area that private investment in revitalization and redevelopment has not occurred to overcome the conservation area conditions that currently exist. The Study Area is not reasonably expected to be developed without the efforts and leadership of the City, including the adoption of the Redevelopment Plan and Project.

III. QUALIFICATION AS CONSERVATION AREA

A. ILLINOIS TAX INCREMENT ACT

The Act authorizes Illinois municipalities to redevelop locally designated deteriorated areas through tax increment financing. In order for an area to qualify as a tax increment financing district, it must first be designated as a blighted area, a Conservation area (or a combination of the two), or an Industrial Park.

As set forth in the Act, a "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures are 35 years of age or older (the "Age Requirement") that also exhibits the presence of three (3) or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures bellow minimum code standard; abandonment; excessive vacancies; over crowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; or lack of community planning. A conservation area is not yet blighted, but because of age and the combination of three or more of the above-stated factors, is detrimental to public safety, health, morals, or welfare and may become a blighted area. Such factors, taken together, must indicate that the area on the whole has not been subject to growth and development through investments by private enterprise, and would not reasonably be anticipated to be developed without action by the City.

On the basis of this approach, the Study Area is eligible for designation as a Conservation area within the requirements of the Act.

B. SURVEY, ANALYSIS, AND DISTRIBUTION OF ELIGIBILITY FACTORS

Exterior surveys of the 545 parcels of the Study Area were conducted by Macondo Corp. An analysis was made of each of the Conservation area eligibility factors contained in the Act to determine its presence in the Study Area. This exterior survey examined not only the condition and use of buildings but also included conditions of streets, sidewalks, curbs, gutters, lighting, vacant land, underutilized land, parking facilities, landscaping, fences and walls, and general maintenance. In addition, an analysis was conducted of existing site coverage and parking, land uses, zoning and their relationship to the surrounding area.

A block-by-block analysis of the 75 blocks was conducted to identify the eligibility factors (see Exhibit 3 - Distribution of Criteria Matrix). Each of the factors is present to a varying degree. The following four levels are identified:

- **Not present** - indicates that either the condition does not exist or that no evidence could be found or documented during the survey or analysis.
- **Limited extent** - indicates that the condition does exist, but its distribution was only found in a small percentage of parcels and or blocks.
- **Present to a minor extent** - indicates that the condition does exist, and the condition is substantial in distribution or impact.
- **Present to a major extent** - indicates that the condition does exist and is present throughout the area and is at a level to influence the Study Area as well as adjacent and nearby parcels of property.

C. BUILDING EVALUATION PROCEDURE

This section will describe how the buildings within the Study Area are evaluated.

HOW BUILDING COMPONENTS AND IMPROVEMENTS ARE EVALUATED

During the field survey, all exterior components of and improvements to the subject buildings were examined to determine whether they were in sound condition or had minor, major, or critical defects. These examinations were completed to determine whether conditions existed to evidence the presence of any of the following related factors: dilapidation, deterioration, or depreciation of physical maintenance.

Building components and improvements examined were of two types:

PRIMARY STRUCTURAL COMPONENTS

These include the basic elements of any building or improvement including foundation walls, load bearing walls and columns, roof, and roof structure.

SECONDARY COMPONENTS

These are components generally added to the primary structural components and are necessary parts of the building and improvements, including porches and steps, windows and window units, doors and door units, facades, chimneys, and gutters and downspouts.

Each primary and secondary component and improvement was evaluated separately as a basis for determining the overall condition of the building and surrounding area. This evaluation considered the relative importance of specific components within the building and the effect that deficiencies in components and improvements have on the remainder of the building.

Once the buildings were evaluated, they were classified as shown in the following section.

BUILDING COMPONENT AND IMPROVEMENT CLASSIFICATIONS

The following describes the four categories used in classifying building components and improvements and the criteria used in evaluating structural deficiencies:

1. SOUND

Building components and improvements which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

2. REQUIRING MINOR REPAIR -- DEPRECIATION OF PHYSICAL MAINTENANCE

Building components and improvements which contain defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and improvements, and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components and improvements. Minor defects are not considered in rating a building as structurally substandard.

3. REQUIRING MAJOR REPAIR -- DETERIORATION

Building components and improvements which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings and improvements in this category would require replacement or rebuilding of components and improvements by people skilled in the building trades.

4. CRITICAL -- DILAPIDATED

Building components and improvements which contain major defects (bowing, sagging, or settling of any or all exterior components, for example) causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area so extensive that the cost of repair would be excessive.

D. CONSERVATION AREA ELIGIBILITY FACTORS

A finding may be made that the Study Area is a Conservation area based on the fact that 50% or more of the structures are 35 years of age or older, and the area exhibits the presence of three (3) or more of the Conservation area eligibility factors described above in Section III, Paragraph A, and that the area may become a blighted area because of these factors. This section examines each of the Conservation area eligibility factors.

AGE REQUIREMENT

The Age Requirement presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures over a period of years. Since building deterioration and

related structural problems are a function of time, temperature, and moisture, structures that are 35 years or older typically exhibit more problems than more recently constructed buildings.

CONCLUSION

Age Requirement is satisfied in the Study Area being found in 267 of the 351 (76.1%) buildings and in 38 of the 75 blocks. The results of the age survey are presented in Map 3.

1. DILAPIDATION

Dilapidation refers to an advanced state of disrepair of buildings and improvements. In October and November of 1998, an exterior survey was conducted of all the structures in the Study Area. The analysis of building dilapidation is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements are Evaluated."

Based on exterior building surveys, it was determined that many buildings are dilapidated and exhibit major structural problems making them structurally substandard. These buildings are all in an advanced state of disrepair. Major masonry wall work is required where water and lack of maintenance have allowed buildings to incur structural damage. Cracked foundations and missing structural elements were found in particular in the back of the buildings. Since wood elements require the most maintenance of all exterior materials, these are the ones showing the greatest signs of deterioration.

CONCLUSION

Dilapidation is *present to a minor extent* in the Study Area. Dilapidation is present in 21 of the 351 (5.98%) buildings and in 15 of the 75 blocks. Dilapidation is present to a minor extent in 15 of the 75 blocks.

2. OBSOLESCENCE

Webster's New Collegiate Dictionary defines "obsolescence" as "being out of use; obsolete." "Obsolete" is further defined as "no longer in use; disused" or "of a type or fashion no longer current." These definitions are helpful in describing the general obsolescence of buildings or site improvements in the Study Area. In making findings with respect to buildings and improvements, it is important to distinguish between *functional obsolescence* which relates to the physical utility of a structure, and *economic obsolescence* which relates to a property's ability to compete in the marketplace.

- **FUNCTIONAL OBSOLESCENCE**

Structures historically have been built for specific uses or purposes. The design, location, height, and space arrangements are intended for a specific occupancy at a given time. Buildings and improvements become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from poor design or layout, or the improper orientation of the building on its site, which detracts from the overall usefulness or desirability of a property.

- **ECONOMIC OBSOLESCENCE**

Economic obsolescence is normally a result of adverse conditions that may cause some degree of market rejection and, hence, depreciation in market values. Typically, buildings classified as dilapidated and buildings that contain vacant space are characterized by problem conditions which may not be economically curable, resulting in net rental losses and/or depreciation in market value.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, or outdated designs.

Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

OBSOLETE BUILDING TYPES

Obsolete buildings contain characteristics or deficiencies which limit their long-term sound use or reuse for the purpose for which they were built. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding developments and detract from the physical, functional, and economic vitality of the area.

These structures are characterized by conditions indicating the structure is incapable of efficient or economic use according to contemporary standards. There are 331 obsolete buildings in the Study Area which include the following characteristics:

- small size structures with an insufficient width
- inadequate access for contemporary systems of delivery and service, including both exterior building access and interior vertical systems
- insufficient parking accommodations for patrons and employees
- severely deteriorated structures

OBSOLETE PLATTING

Obsolete platting includes parcels of irregular shape, narrow or small size, and parcels improperly platted within the Study Area blocks. Many of the blocks in the Study Area have smaller and/or irregularly sized parcels. These parcels are not suitable for development for modern commercial users. The majority of the parcels on Devon Avenue are 25'x125'. This size lot is appropriate for residential use, it severely limits growth and expansion opportunities for commercial users and retailers

OBSOLETE SITE IMPROVEMENTS

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also be obsolete in relation to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated designs, etc. Of the 545 parcels in the Study Area, 377 (69.4%) have deteriorated curbs or sidewalks.

CONCLUSION

Obsolescence is *present to a major extent* in the Study Area. Obsolescence is present in 505 of the 545 (92.7%) parcels and in 72 of the 75 blocks. It is present to a major extent in 36 blocks and to a minor extent in three of the 75 blocks. The results of the obsolescence analysis are presented in Map 4.

3. DETERIORATION

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring major treatment or repair.

- Deterioration that is not easily correctable and cannot be repaired in the course of normal maintenance may be evident in buildings. Such buildings and improvements may be classified as requiring major or many minor repairs, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.) and defects in primary building components (e.g., foundations, frames, roofs, etc.) respectively.
- All buildings and site improvements classified as dilapidated are also deteriorated.

DETERIORATION OF BUILDINGS

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "How Building Components and Improvements Are Evaluated". Of the 351 buildings in the Study Area, 273 (77.8%) buildings are deteriorated.

The deteriorated buildings in the Study Area exhibit defects in both their primary and secondary components. For example, the primary components exhibiting defects include walls, roofs and foundations with loose or missing materials (mortar, shingles), and holes and/or cracks in these components. The defects of secondary components include damage to windows, doors, stairs and/or porches; missing or cracked tuckpointing and/or masonry on the facade, chimneys, and surfaces; missing parapets, gutters and/or downspouts; foundation cracks or settling; and other missing structural components.

Deteriorated structures exist throughout the Study Area due to the combination of their age and lack advanced state of repairs. The need for masonry repairs and tuckpointing is predominant,

closely followed by deteriorating doors, facades, and secondary elements in the buildings. The majority of the buildings of buildings in the Study Area are deteriorated.

DETERIORATION OF PARKING AND SURFACE AREAS

Field surveys were also conducted to identify the condition of parcels without structures but classified as deteriorated. These parcels are characterized by uneven surfaces with insufficient gravel, vegetation growing through the parking surface, depressions and standing water, absence of curbs or guardrails, falling or broken fences and extensive debris. Deteriorated parking and surface lots account for 14.2% of the parcels.

CONCLUSION

Deterioration is *present to a major extent* in the Study Area. Deterioration is present in 273 of the 351 (77.8%) buildings, in 400 of the 545 (73.4%) parcels, and in 71 of the 75 blocks. It is found to be present to a major extent in 63 of the 75 blocks and present to a minor extent in eight of the 75 blocks. The results of the deterioration analysis are presented in Map 5.

4. ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures refers to the presence of uses or activities which are not permitted by law.

CONCLUSION

A review of the Chicago Zoning Ordinance indicates that there are no illegal uses of the structures or improvements in the Study Area.

5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are: to 1) require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; 2) make buildings safe for occupancy against fire and similar hazards; and 3) establish minimum standards essential for safe and sanitary habitation.

From January 1994 through March 1999, 159 of the 351 (45.3%) buildings have been cited for building code violations by the City Department of Buildings (see Exhibit 2 - Building Code Violations).

CONCLUSION

Structures below minimum code standards are present to a *minor extent*. Structures below minimum code standards have been identified in 159 of the 351 (45.3%) buildings in the Study Area over the last five years.

6. ABANDONMENT

Abandoned buildings and improvements are usually dilapidated and show visible signs of long-term vacancy and non-use.

CONCLUSION

No evidence of abandonment of structures has been documented as part of the exterior surveys and analysis undertaken in the Study Area.

7. EXCESSIVE VACANCIES

Excessive vacancy refers to buildings which are unoccupied or underutilized and exert an adverse influence on the area because of the frequency, duration, or extent of vacancy. Excessive vacancies include improved properties which evidence no redundant effort directed toward their occupancy or underutilization. Excessive vacancies are present in a few sections of the Study Area. A building is considered to have excessive vacancies if at least 50% of the building is vacant or underutilized.

CONCLUSION

Excessive vacancies are *present to a limited extent* in the Study Area. Excessive vacancies can be found in 11 of the 351 (3.1%) buildings and to a major extent in four blocks and to a minor extent six of the 75 blocks.

8. OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

Overcrowding of structures and community facilities refers to utilization of public or private buildings, facilities, or properties beyond their reasonable or legally permitted capacity. Overcrowding is frequently found in buildings and improvements originally designed for a specific use and later converted to accommodate a more intensive use of activities without adequate provision for minimum floor area requirements, privacy, ingress and egress, loading and services, capacity of building systems, etc.

Devon Avenue is a very densely populated area. The majority of the buildings on Devon Avenue from Western Avenue east to Hoyne Avenue are constructed lot-line to lot-line. Some of the parcels west of Western Avenue are a little larger than 25'x125'. Devon Avenue is a heavily use commercial area that is a very congested area on the weekends in particularly. The lack of adequate parking accommodations for Devon Avenues numerous businesses create serious traffic problems.

CONCLUSION

Overcrowding of Structures and Community Facilities is *present to a minor extent* in the Study Area. Overcrowding of Structures and Community Facilities can be found in 50 of the 75 blocks.

9. LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES

Lack of ventilation, light or sanitary facilities refers to substandard conditions which adversely affect the health and welfare of building occupants, e.g., residents, employees, or visitors. Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces or rooms without windows, e.g., bathrooms and dust, odor or smoke-producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows or interior rooms/spaces, and proper window sizes and adequate room-area to window-area ratios;
- Adequate sanitary facilities, e.g., garbage storage/enclosure, bathroom facilities, hot water, and kitchens.

CONCLUSION

Lack of Ventilation, Light, Or Sanitary Facilities was found *present to a minor extent*. In the Study Area, Lack of Ventilation, Light, or Sanitary Facilities in 21 of the 351 (6%) buildings and in 35 of the 545 (6.4%) parcels and in 17 of the 75 blocks. It is present to a major extent in 2 blocks and to a minor extent in 15 of the 75 blocks

10. INADEQUATE UTILITIES

Inadequate utilities refer to deficiencies in the capacity or condition of the infrastructure which services a property or area, including, but not limited to, storm drainage, water supply, electrical sewer, streets, sanitary sewers, gas, and electricity.

CONCLUSION

Based on the exterior surveys and analyses undertaken, inadequate utilities were not found in the Study Area.

11. EXCESSIVE LAND COVERAGE

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions have an adverse or blighting effect on nearby development.

The majority of parcels (82.1%) in the Study Area have excessive land coverage. This condition is present when a building occupies nearly the entire parcel in leaving little or no room for loading or parking. The size of the buildings restricts the amount of available open space,

loading facilities, and parking spaces. Due to the smaller nature of the commercial structures, many of the buildings are not equipped with necessary loading docks nor do they have parking lots. Many of the businesses load supplies through their front doors while their trucks are double parked on the street which restricts the limited amount of parking available and creates traffic congestion and gridlock.

CONCLUSION

Excessive land coverage is *present to a major extent* in the Study Area. Excessive land coverage is present in 289 of the 351 (82.3%) buildings and in 446 of the 545 (81.8%) parcels and in 66 of the 75 blocks. It can be found to a major extent in 66 blocks and to a minor extent in six blocks. The results of the excessive land coverage analysis are presented in Map 6.

12. DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed uses, or uses which may be considered noxious, offensive or environmentally unsuitable. It also includes residential uses which front on or are located near heavily traveled streets, thus causing susceptibility to noise, fumes, and glare. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of poor layout of buildings on parcels and in relation to other buildings.

In the Study Area, deleterious land use or layout is identified in 465 of the 545 (85.3%) parcels, including the 82.1% parcels exhibiting excessive land coverage with insufficient room for parking and/or loading. Although the Study Area is predominately commercial, there are some residential uses with commercial uses which is a heavily traveled street.

CONCLUSION

Deleterious land use and layout is *present to a major extent* in the Study Area. Deleterious land use and layout is present in 465 of the 545 (85.3%) parcels and in 65 of the 75 blocks. Deleterious land use and layout is present to a major extent in 60 blocks and to a minor extent in five blocks. The results of the deleterious land use and layout analysis are presented in Map 7.

13. DEPRECIATION OF PHYSICAL MAINTENANCE

Depreciation of physical maintenance refers to the effects of deferred maintenance and the lack of maintenance of buildings, parking areas and public improvements, including alleys, walks, streets and utility structures.

The entire Study Area is affected by lack of physical maintenance. Of the 545 parcels in the Study Area, 476 (87.3%) parcels, containing buildings, parking/storage areas, and vacant land, evidence the presence of this factor.

The majority of the buildings that evidence depreciation of physical maintenance exhibit problems including unpainted or unfinished surfaces, peeling paint, loose or missing materials, broken windows, loose or missing gutters or downspouts, loose or missing shingles, overgrown vegetation and general lack of maintenance, etc. The parking areas and open spaces have broken pavement, standing water, crumbling asphalt, overgrown vegetation, deteriorated curbs, broken, rotted, or no bumper guards, or are not paved.

CONCLUSION

Depreciation of physical maintenance is *present to a major extent* in the Study Area. Depreciation of physical maintenance is present in 303 of the 351 (86.3%) buildings, in 476 of the 545 (87.3%) parcels, and to a major extent in 71 blocks. The results of the depreciation of physical maintenance analysis are presented in Map 8.

14. LACK OF COMMUNITY PLANNING

Lack of community planning may be a factor if the proposed Study Area was developed prior to or without the benefit of a community plan. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size or shape to meet contemporary development standards.

The following studies address community plans for the Study Area:

- *Draft Plan – Analysis of Reuse Potentials of Underutilized Sites Within the Northtown Area, City of Chicago, Illinois, Mayor Richard M. Daley and Alderman Bernard Stone, November, 1995*
- *Consulting Evaluation of Devon Avenue Business District, Melaniphy and Associates, 1976*

Therefore, lack of community planning was not found to be present in the Study Area.

CONCLUSION

Based on the research and review undertaken, lack of community planning is not present in the Study Area.

E. CONSERVATION AREA ELIGIBILITY FACTORS SUMMARY

In addition to age, ten conservation area eligibility criteria are present in varying degrees throughout the Study Area, five factors are present to a major extent and five are present to a minor extent. In addition to age, the conservation area eligibility factors that have been identified in the Study Area are as follows:

Major Extent

1. Obsolescence
2. Deterioration
3. Excessive land coverage
4. Deleterious land use or layout
5. Depreciation of physical maintenance

Minor Extent

1. Dilapidation
2. Structure below minimum code
3. Excessive vacancies
4. Overcrowding of structures and community facilities
5. Lack of ventilation, light and sanitary facilities

IV. SUMMARY AND CONCLUSION

The conclusion of the consultant team is that the number, degree, and distribution of conservation area eligibility factors as documented in this report warrant the designation of the Study Area as a conservation area as set forth in the Act. Specifically:

- The buildings in the Study Area meet the statutory criteria for age; 76.1% of the buildings are at least 35 years old.
- Of the 14 eligibility factors for a conservation area set forth in the Act, five are present to a major extent and five are present to a minor extent and only three are necessary for designation as a conservation area.
- The conservation area eligibility factors that are present are reasonably distributed throughout the Study Area.
- The Study Area is not yet a blighted area, but because of the factors described in this report, the Study Area may become a blighted area.

The eligibility findings indicate that the Study Area contains factors that qualify it as a conservation area in need of revitalization and that designation as a redevelopment project area will contribute to the long-term well being of the City.

Additional research indicates that the Study Area on the whole has not been subject to growth and development as a result of investments by private enterprise, and will not be developed without action by the City. Specifically:

- Exhibit 1 - Building Permit Requests contains a summary of the building permit requests for new construction and major renovation representing new investment.

From 1993 to 1998, 12 permits for new construction or renovation were issued for 11 of the 351 (3.8%) buildings totaling \$1,158,330. In the first three months of 1999, there were no new permits for new construction or major renovation representing new investment. For the same five-year time period there were three buildings demolished in the Redevelopment Project Area.

- The lack of growth and investment by the private sector is demonstrated by the trend in the EAV of all the property in the Study Area. The EAV for the City of Chicago increased from \$28,661,954,119 in 1993 to \$35,893,677,135 in 1997, a total of 25.23%, or an average of 6.31% per year. For the same time period, the Study Area has experienced an overall EAV increase of 15.40% from \$61,650,512 in 1993 to \$71,143,039 in 1997, an average increase of only 3.85% per year.

The conclusions presented in this report are those of the consulting team. The local governing body should review this report and, if satisfied with the summary of findings contained herein, adopt a resolution that the Study Area qualifies as a conservation area and make this report a part of the public record. The analysis above was based upon data assembled by Louik/Schneider & Associates, Inc., The Lambert Group and Macondo Corp. The surveys, research, and analysis conducted include:

1. Exterior surveys of the conditions and use of the Study Area;
2. Field surveys of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Comparison of current land uses to current zoning ordinance and the current zoning maps;
4. Historical analysis of site uses and users;
5. Analysis of original and current platting and building size layout;
6. Review of previously prepared plans, studies and data;
7. Analysis of building permits from 1994 – 1999 and building code violations from January 1994 – 1999 requested from the Department of Buildings for all parcels in the Study Area; and

8. Evaluation of the EAV's in the Study Area from 1993 to 1997.

The Study Area qualifies as an improved conservation area and is therefore eligible for Tax Increment Financing under the Act (see Exhibit 4 - Matrix of Conservation Factors).

[Map 1 of (Sub)Exhibit 5 referred to in this Devon and Western Tax Increment Finance Program Eligibility Study constitutes Exhibit "E" to the ordinance and is printed on page 13432 of this Journal.]

[(Sub)Exhibit 1 referred to in this Devon and Western Tax Increment Finance Program Eligibility Study constitutes (Sub)Exhibit 2 to the Devon and Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project and is printed on pages 13396 through 13397 of this Journal.]

[(Sub)Exhibits 2, 3 4 and Maps 2, 3, 4, 5, 6, 7 and 8 of (Sub)Exhibit 5 referred to in this Devon and Western Tax Increment Finance Program Eligibility Study printed on pages 13396 through 13417 of this Journal.]

(Sub)Exhibit 2.
 (To Devon And Western Tax Increment Finance
 Program Eligibility Study)

Building Code Violations.

(Page 1 of 2)

1.	2400 W. Ardmore Avenue	49.	2321 W. Devon Avenue
2.	2405 W. Ardmore Avenue	50.	2322 W. Devon Avenue
3.	2408 W. Ardmore Avenue	51.	2331 W. Devon Avenue
4.	2405 W. Balmoral Avenue	52.	2334 W. Devon Avenue
5.	2409 W. Balmoral Avenue	53.	2341 W. Devon Avenue
6.	2411 W. Balmoral Avenue	54.	2348 W. Devon Avenue
7.	5328 N. Bowmanville Avenue	55.	2400 W. Devon Avenue
8.	5332 N. Bowmanville Avenue	56.	2414 W. Devon Avenue
9.	2400 W. Bryn Mawr Avenue	57.	2415 W. Devon Avenue
10.	2401 W. Catalpa Avenue	58.	2434 W. Devon Avenue
11.	6406 N. Clark Street	59.	2439 W. Devon Avenue
12.	6412 N. Clark Street	60.	2447 W. Devon Avenue
13.	6401 N. Damen Avenue	61.	2449 W. Devon Avenue
14.	1626 W. Devon Avenue	62.	2500 W. Devon Avenue
15.	1705 W. Devon Avenue	63.	2501 W. Devon Avenue
16.	1730 W. Devon Avenue	64.	2508 W. Devon Avenue
17.	1742 W. Devon Avenue	65.	2509 W. Devon Avenue
18.	1754 W. Devon Avenue	66.	2511 W. Devon Avenue
19.	1950 W. Devon Avenue	67.	2514 W. Devon Avenue
20.	1972 W. Devon Avenue	68.	2516 W. Devon Avenue
21.	2001 W. Devon Avenue	69.	2519 W. Devon Avenue
22.	2002 W. Devon Avenue	70.	2534 W. Devon Avenue
23.	2032 W. Devon Avenue	71.	2546 W. Devon Avenue
24.	2043 W. Devon Avenue	72.	2551 W. Devon Avenue
25.	2046 W. Devon Avenue	73.	2601 W. Devon Avenue
26.	2050 W. Devon Avenue	74.	2617 W. Devon Avenue
27.	2114 W. Devon Avenue	75.	2624 W. Devon Avenue
28.	2120 W. Devon Avenue	76.	2632 W. Devon Avenue
29.	2136 W. Devon Avenue	77.	2635 W. Devon Avenue
30.	2151 W. Devon Avenue	78.	2643 W. Devon Avenue
31.	2202 W. Devon Avenue	79.	2644 W. Devon Avenue
32.	2222 W. Devon Avenue	80.	2701 W. Devon Avenue
33.	2225 W. Devon Avenue	81.	2705 W. Devon Avenue
34.	2238 W. Devon Avenue	82.	2710 W. Devon Avenue
35.	2241 W. Devon Avenue	83.	2721 W. Devon Avenue
36.	2245 W. Devon Avenue	84.	2725 W. Devon Avenue
37.	2247 W. Devon Avenue	85.	2732 W. Devon Avenue
38.	2251 W. Devon Avenue	86.	2742 W. Devon Avenue
39.	2252 W. Devon Avenue	87.	2750 W. Devon Avenue
40.	2253 W. Devon Avenue	88.	2753 W. Devon Avenue
41.	2254 W. Devon Avenue	89.	2755 W. Devon Avenue
42.	2301 W. Devon Avenue	90.	2759 W. Devon Avenue
43.	2307 W. Devon Avenue	91.	2800 W. Devon Avenue
44.	2309 W. Devon Avenue	92.	2801 W. Devon Avenue
45.	2312 W. Devon Avenue	93.	2806 W. Devon Avenue
46.	2315 W. Devon Avenue	94.	2826 W. Devon Avenue
47.	2316 W. Devon Avenue	95.	2838 W. Devon Avenue
48.	2319 W. Devon Avenue	96.	2845 W. Devon Avenue

(Sub)Exhibit 2.

(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Building Code Violations.

(Page 2 of 2)

97.	2900 W. Devon Avenue	130.	5508 N. Western Avenue
98.	2901 W. Devon Avenue	131.	5510 N. Western Avenue
99.	2912 W. Devon Avenue	132.	5556 N. Western Avenue
100.	2936 W. Devon Avenue	133.	5601 N. Western Avenue
101.	2944 W. Devon Avenue	134.	5620 N. Western Avenue
102.	2948 W. Devon Avenue	135.	5636 N. Western Avenue
103.	2949 W. Devon Avenue	136.	5700 N. Western Avenue
104.	3000 W. Devon Avenue	137.	5726 N. Western Avenue
105.	3018 W. Devon Avenue	138.	5736 N. Western Avenue
106.	3020 W. Devon Avenue	139.	5746 N. Western Avenue
107.	3021 W. Devon Avenue	140.	5822 N. Western Avenue
108.	3034 W. Devon Avenue	141.	5950 N. Western Avenue
109.	3044 W. Devon Avenue	142.	6040 N. Western Avenue
110.	3100 W. Devon Avenue	143.	6051 N. Western Avenue
111.	3101 W. Devon Avenue	144.	6129 N. Western Avenue
112.	3107 W. Devon Avenue	145.	6221 N. Western Avenue
113.	3111 W. Devon Avenue	146.	6229 N. Western Avenue
114.	3116 W. Devon Avenue	147.	6235 N. Western Avenue
115.	3120 W. Devon Avenue	148.	6245 N. Western Avenue
116.	3125 W. Devon Avenue	149.	6306 N. Western Avenue
117.	3149 W. Devon Avenue	150.	6322 N. Western Avenue
118.	3159 W. Devon Avenue	151.	6334 N. Western Avenue
119.	6350 N. Hoyne Avenue	152.	343 N. Western Avenue
120.	6401 N. Kedzie Avenue	153.	6414 N. Western Avenue
121.	6400 N. Ridge Avenue	154.	6415 N. Western Avenue
122.	2406 W. Rosemont Avenue	155.	6421 N. Western Avenue
123.	5202 N. Western Avenue	156.	6422 N. Western Avenue
124.	5214 N. Western Avenue	157.	6426 N. Western Avenue
125.	5252 N. Western Avenue	158.	6434 N. Western Avenue
126.	5255 N. Western Avenue	159.	6445 N. Western Avenue
127.	5300 N. Western Avenue		
128.	5334 N. Western Avenue		
129.	5424 N. Western Avenue		

(Sub)Exhibit 3.
 (To Devon And Western Tax Increment Finance
 Program Eligibility Study)

Distribution Of Criteria Matrix.
 (Page 1 of 3)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1.	10 36 320			X	P		P		P	P			X	X	X	
2.	10 36 321	X		X	X		X			P			X	X	X	
3.	10 36 322	P		X	X		X		X	P			P	X	X	
4.	10 36 323	P	P	X	X		X			P			X	X	X	
5.	10 36 324	X		X	X		X			P	P		X	X	X	
6.	10 36 325	X		X	X		X			P			X	X	X	
7.	10 36 326	X	P	X	X		P		P	P			X	X	X	
8.	10 36 327	X	P	X	X		X		P	P	X		X	X	X	
9.	10 36 424	X	P	X	X		P			P	P		X	X	X	
10.	10 36 425	X		X	P		X			P	P		X	X	X	
11.	10 36 426	X		X	X		X			P			X	X	X	
12.	10 36 427	X	P	X	X		P			P			X	X	X	
13.	10 36 428	X		X	X		X			P	P		X	X	X	
14.	10 36 429	X	P	X	X		P			P	P		X	X	X	
15.	10 36 430	X		X	X		X		X	P			X	X	X	
16.	10 36 431	X		X	X		P			P	P		X	X	X	
17.	11 31 312	X		X	X		X			P			X	X	X	
18.	11 31 313	X	P	X	X		X			P			X	X	X	
19.	11 31 314	X	P	X	X		X			P			X	X	X	
20.	11 31 315	X		X	X		X			P			X	X	X	
21.	11 31 316	P		P	P		P			P			P	P	X	
22.	11 31 317	X		X	X		X			P			X	X	X	
23.	11 31 318	X	P	X	X		P		P	P			X	X	X	
24.	11 31 319			X	X		X			P			X		X	
25.	11 31 401	X	P	X	X		X		P	P			X	X	X	
26.	11 31 402	X		X	X		X			P			X	X	X	
27.	11 31 418	P		X	X		P			P			P	P	X	
28.	11 31 419	X		X	X		X			P			X	X	X	
29.	11 31 420	P	P	X	X		P			P			X	X	X	
30.	13 01 100	X		X	X		X			P			X	X	X	

Key

- X Present to a Major Extent
- P Present
- Not Present

Criteria

- AGE
- 1 DILAPIDATION
- 2 OBSOLESCENCE
- 3 DETERIORATION
- 4 ILLEGAL USE OF INDIVIDUAL STRUCTURES
- 5 PRESENCE OF STRUCTURES BELOW MINIMUM CODE
- 6 ABANDONMENT
- 7 EXCESSIVE VACANCIES
- 8 OVERCROWDING
- 9 LACK OF VENTILATION, LIGHT OR SANITARY FACILITIES
- 10 INADEQUATE UTILITIES
- 11 EXCESSIVE LAND COVERAGE
- 12 DELETERIOUS LAND USE OR LAYOUT
- 13 DEPRECIATION OF PHYSICAL MAINTENANCE
- 14 LACK OF COMMUNITY PLANNING

(Sub)Exhibit 3.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Distribution Of Criteria Matrix.
(Page 2 of 3)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
31.	13 01 101	X		X	X		X			P			X	X	X	
32.	13 01 102	X		X	X		P			P			X	X	X	
33.	13 01 103	X		X	X		P			P					X	
34.	13 01 104	P		X	P		X			P			X	X	X	
35.	13 01 105	X		X	X		X			P	P		X	X	X	
36.	13 01 106	X		X	X		P			P	P			X	X	
37.	13 01 107	P		X	X		X			P					X	
38.	13 01 200	X		X	X		P			P			X	X	X	
39.	13 01 201	X		X	X		X			P			X	X	X	
40.	13 01 202	X		X	X		P			P			X	X	X	
41.	13 01 203	X		X	P		P			P			X	X	X	
42.	13 01 204	X		X	X		P			P			X	X	X	
43.	13 01 205	X		X	X		X			P			X	X	X	
44.	13 01 206	X		X	X		X			P			X	X	X	
45.	13 01 207	X		X	X		X			P			X	X	X	
46.	13 01 215	P		X	X					P			X	X	X	
47.	13 01 223			X	X								X	X	X	
48.	13 01 230			X	X		P				P		X	X	X	
49.	13 01 407			X	X		X				P		X	X	X	
50.	13 01 415	P		X	X		P				P		X	X	X	
51.	13 01 423	X	P	X	X		P				P		X	X	X	
52.	13 01 432	X	P	X	X		P						X	X	X	
53.	13 12 209	X		X	X		P						X	X	X	
54.	13 12 218	X		X	X		P						X	X	X	
55.	13 12 226	X		X	P		X						P	P	X	
56.	13 12 233	X		X	X		X						X	X	X	
57.	13 12 234	X		X	X		X						X	X	X	
58.	14 06 100	X		X	X		P		P	P	P		X	X	X	
59.	14 06 101	X		X	X		X			P			X	X	X	
60.	14 06 102	X		X	X		X			P			X	X	X	

Key

X Present to a Major Extent

P Present

Not Present

Criteria

AGE

1 DILAPIDATION

2 OBSOLESCENCE

3 DETERIORATION

4 ILLEGAL USE OF INDIVIDUAL STRUCTURES

5 PRESENCE OF STRUCTURES BELOW
MINIMUM CODE

6 ABANDONMENT

7 EXCESSIVE VACANCIES

8 OVERCROWDING

9 LACK OF VENTILATION, LIGHT OR SANITARY
FACILITIES

10 INADEQUATE UTILITIES

11 EXCESSIVE LAND COVERAGE

12 DELETERIOUS LAND USE OR LAYOUT

13 DEPRECIATION OF PHYSICAL MAINTENANCE

14 LACK OF COMMUNITY PLANNING

(Sub)Exhibit 3.
 (To Devon And Western Tax Increment Finance
 Program Eligibility Study)

Distribution Of Criteria Matrix.
 (Page 3 of 3)

	Block	Age	1	2	3	4	5	6	7	8	9	10	11	12	13	14
61.	14 06 103	X		X	X					P			X	X	X	
62.	14 06 105	P		X	P		X				X		X	X	X	
63.	14 06 110	P		P	X		X						P	P	X	
64.	14 06 112			X	X		P							X	X	
65.	14 06 114	P		X	P		X				P		X	X	X	
66.	14 06 201				X				X	P					X	
67.	14 06 202	X		X	X					P			X	X	X	
68.	14 06 203			P	X					P			P	P	X	
69.	14 06 204	X		X	X					P			X	X	X	
70.	14 06 300	X		X	X		P		X		P				X	
71.	14 06 500															
72.	14 07 100														X	
73.	14 07 104	X	P	X	X		P						X	X	X	
74.	14 07 112			X	P		P						X	X	X	
75.	14 07 114	X		X	X								P	X	X	

Key

X Present to a Major Extent
 P Present
 Not Present

Criteria**AGE**

1 DILAPIDATION
 2 OBSOLESCENCE
 3 DETERIORATION
 4 ILLEGAL USE OF INDIVIDUAL STRUCTURES
 5 PRESENCE OF STRUCTURES BELOW
 MINIMUM CODE
 6 ABANDONMENT
 7 EXCESSIVE VACANCIES

8 OVERCROWDING

9 LACK OF VENTILATION, LIGHT OR SANITARY
 FACILITIES
 10 INADEQUATE UTILITIES
 11 EXCESSIVE LAND COVERAGE
 12 DELETERIOUS LAND USE OR LAYOUT
 13 DEPRECIATION OF PHYSICAL MAINTENANCE
 14 LACK OF COMMUNITY PLANNING

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 1 of 10)

A. Block Number	10 36 320	10 36 321	10 36 322	10 36 323	10 36 324	10 36 325	10 36 326	10 36 327
B. Number of Buildings	3	4	3	4	3	3	4	4
C. Number of Parcels	6	4	6	5	4	8	6	5
1. Buildings 35 years or older	0	2	2	2	2	3	4	4
2. A. Buildings showing decline of physical maintenance	3	4	3	4	3	3	4	4
2. B. Parcels exhibiting decline of physical maintenance	5	4	5	5	4	8	6	5
3. A. Deteriorated buildings	2	3	2	2	3	3	3	3
3. B. Parcels that are deteriorated	2	3	4	3	3	8	4	4
4. Dilapidated buildings	0	0	0	1	0	0	1	1
5. A. Obsolete buildings	3	4	3	4	3	3	4	4
5. B. Obsolete parcels	5	4	6	5	4	8	6	5
6. Buildings below minimum code	1	3	2	3	3	2	1	3
7. Buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	1	0	0	1
8. Buildings with illegal uses	0	0	0	0	0	0	0	0
9. Buildings with excessive vacancies	1	3	1	0	0	0	1	1
10. Eligibility factors represented	8	8	9	9	9	8	8	11

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 2 of 10)

A. Block Number	10 36 424	10 36 425	10 36 426	10 36 427	10 36 428	10 36 429	10 36 430	10 36 431
B. Number of Buildings	6	1	5	5	4	5	3	9
C. Number of Parcels	7	7	8	7	5	6	6	13
1. Number of buildings 35 years or older	3	1	5	4	4	5	3	8
2. A. Number of buildings showing decline of physical maintenance	5	1	4	2	3	3	3	5
2. B. Number of parcels exhibiting decline of physical maintenance	6	7	6	4	4	4	5	9
3. A. Number of deteriorated buildings	4	0	3	3	3	5	3	8
3. B. Number of parcels that are deteriorated	5	1	4	5	3	6	4	11
4. Number of dilapidated buildings	1	0	0	1	0	2	0	0
5. A. Number of obsolete buildings	6	1	5	5	4	4	3	8
5. B. Number of parcels that are obsolete	7	7	8	7	5	5	5	11
6. Number of buildings below minimum code	2	3	3	2	2	4	1	6
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	0	1	0	2	0	2	1
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	1	0
10. Total number of eligibility factors represented in the block	10	8	9	9	9	9	10	9

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 3 of 10)

A. Block Number	11 31 312	11 31 313	11 31 314	11 31 315	11 31 316	11 31 317	11 31 318	11 31 319
B. Number of Buildings	6	6	6	2	3	4	7	2
C. Number of Parcels	12	8	8	2	8	7	9	2
1. Number of buildings 35 years or older	6	5	4	1	1	4	5	0
2. A. Number of buildings showing decline of physical maintenance	4	5	6	2	3	4	6	2
2. B. Number of parcels exhibiting decline of physical maintenance	8	8	8	2	8	7	7	2
3. A. Number of deteriorated buildings	5	5	4	2	1	4	6	2
3. B. Number of parcels that are deteriorated	10	6	5	2	1	7	8	2
4. Number of dilapidated buildings	0	3	2	0	0	0	2	0
5. A. Number of obsolete buildings	6	6	6	2	1	4	7	1
5. B. Number of parcels that are obsolete	12	8	8	2	2	7	9	1
6. Number of buildings below minimum code	5	3	3	2	1	2	2	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	2	0
10. Total number of eligibility factors represented in the block	8	9	9	8	8	8	10	6

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 4 of 10)

A. Block Number	11 31 401	11 31 402	11 31 418	11 31 419	11 31 420	13 01 100	13 01 101	13 01 102
B. Number of Buildings	7	3	3	5	5	3	4	3
C. Number of Parcels	7	3	7	5	5	6	10	10
1. Number of buildings 35 years or older	6	2	1	5	3	3	4	3
2. A. Number of buildings showing decline of physical maintenance	6	3	3	5	5	3	3	2
2. B. Number of parcels exhibiting decline of physical maintenance	6	3	7	5	5	6	9	9
3. A. Number of deteriorated buildings	4	3	3	5	4	3	4	3
3. B. Number of parcels that are deteriorated	4	3	6	5	4	5	10	10
4. Number of dilapidated buildings	1	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	7	2	3	5	5	3	4	3
5. B. Number of parcels that are obsolete	7	2	7	5	5	6	10	10
6. Number of buildings below minimum code	4	0	2	1	3	2	4	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	1	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in the block	10	8	8	8	9	9	8	8

(Sub)Exhibit 4.
 (To Devon And Western Tax Increment Finance
 Program Eligibility Study)

Matrix Of Conservation Factors.
 (Page 5 of 10)

A. Block Number	13 01 103	13 01 104	13 01 105	13 01 106	13 02 107	13 01 200	13 01 201	13 01 202
B. Number of Buildings	2	3	5	1	1	5	5	5
C. Number of Parcels	2	8	8	8	5	7	7	7
1. Number of buildings 35 years or older	2	2	5	1	1	5	5	5
2. A. Number of buildings showing decline of physical maintenance	2	3	4	1	1	5	4	4
2. B. Number of parcels exhibiting decline of physical maintenance	2	8	6	8	5	7	6	6
3. A. Number of deteriorated buildings	2	2	4	1	1	5	4	5
3. B. Number of parcels that are deteriorated	2	3	4	8	5	7	6	7
4. Number of dilapidated buildings	0	0	6	0	0	0	0	0
5. A. Number of obsolete buildings	2	3	5	1	1	5	4	5
5. B. Number of parcels that are obsolete	2	8	8	8	5	7	7	7
6. Number of buildings below minimum code	1	1	1	1	1	2	4	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	1	1	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	6	8	9	8	6	8	8	8

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 6 of 10)

A. Block Number	13 01 203	13 01 204	13 01 205	13 01 206	13 01 207	13 01 215	13 01 223	13 01 230
B. Number of Buildings	7	6	2	5	6	4	1	6
C. Number of Parcels	7	8	4	7	6	12	13	12
1. Number of buildings 35 years or older	7	6	1	4	5	1	0	6
2. A. Number of buildings showing decline of physical maintenance	7	6	2	4	5	4	1	6
2. B. Number of parcels exhibiting decline of physical maintenance	7	8	4	6	5	12	13	12
3. A. Number of deteriorated buildings	3	5	2	3	5	3	1	6
3. B. Number of parcels that are deteriorated	3	6	4	5	5	9	13	12
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	7	6	1	4	5	4	1	6
5. B. Number of parcels that are obsolete	7	8	3	6	5	12	13	12
6. Number of buildings below minimum code	2	2	4	3	5	0	0	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0	0	0	0	0	1
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	8	8	8	8	7	7	6	7

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 7 of 10)

A. Block Number	13 01 407	13 01 415	13 01 423	13 01 432	13 12 209	13 12 218	13 12 226	13 12 233
B. Number of Buildings	1	10	14	9	7	11	8	2
C. Number of Parcels	1	13	16	15	18	12	7	2
1. Number of buildings 35 years or older	0	6	12	9	6	8	8	1
2. A. Number of buildings showing decline of physical maintenance	1	10	14	8	7	6	8	2
2. B. Number of parcels exhibiting decline of physical maintenance	1	13	16	10	15	6	5	2
3. A. Number of deteriorated buildings	1	5	13	7	7	6	2	2
3. B. Number of parcels that are deteriorated	1	10	15	10	16	6	2	2
4. Number of dilapidated buildings	0	0	1	1	0	0	0	0
5. A. Number of obsolete buildings	1	10	14	9	7	11	7	2
5. B. Number of parcels that are obsolete	1	13	16	15	17	11	4	2
6. Number of buildings below minimum code	1	3	5	3	3	2	5	2
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	1	3	1	0	0	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	7	8	8	9	7	7	7	7

(Sub)Exhibit 4.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Matrix Of Conservation Factors.
(Page 8 of 10)

A. Block Number	13 12 234	14 06 100	14 06 101	14 06 102	14 06 103	14 06 105	14 06 110	14 06 112
B. Number of Buildings	2	10	7	8	3	3	4	3
C. Number of Parcels	2	11	7	8	3	14	8	6
1. Number of buildings 35 years or older	2	5	7	8	2	1	1	0
2. A. Number of buildings showing decline of physical maintenance	2	9	6	7	3	3	1	3
2. B. Number of parcels exhibiting decline of physical maintenance	2	10	6	7	3	14	8	6
3. A. Number of deteriorated buildings	2	9	6	8	3	2	1	2
3. B. Number of parcels that are deteriorated	2	10	6	8	3	6	4	4
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	2	9	7	8	3	3	0	3
5. B. Number of parcels that are obsolete	2	10	7	8	3	14	2	6
6. Number of buildings below minimum code	1	3	6	5	0	4	2	1
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	1	0	0	0	1	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	1	0	0	0	0	0	0
10. Total number of eligibility factors represented in block	7	10	8	8	7	8	7	5

(Sub)Exhibit 4.
 (To Devon And Western Tax Increment Finance
 Program Eligibility Study)

Matrix Of Conservation Factors.
 (Page 9 of 10)

A. Block Number	14 06 114	14 06 201	14 06 202	14 06 203	14 06 204	14 06 300	14 06 500	14 07 100
B. Number of Buildings	2	1	7	3	6	3	0	1
C. Number of Parcels	16	2	8	3	6	2	2	1
1. Number of buildings 35 years or older	0	0	6	0	6	2	0	0
2. A. Number of buildings showing decline of physical maintenance	2	0	5	2	2	2	0	1
2. B. Number of parcels exhibiting decline of physical maintenance	16	1	6	2	2	2	2	1
3. A. Number of deteriorated buildings	1	0	6	2	5	2	0	0
3. B. Number of parcels that are deteriorated	2	0	7	2	5	2	2	0
4. Number of dilapidated buildings	0	0	0	0	0	0	0	0
5. A. Number of obsolete buildings	2	0	6	1	6	2	0	0
5. B. Number of parcels that are obsolete	16	0	7	1	6	2	2	0
6. Number of buildings below minimum code	1	0	0	1	0	1	0	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	1	0	0	0	0	1	0	0
8. Number of buildings with illegal uses	0	0	0	0	0	0	0	0
9. Number of buildings with excessive vacancies	0	0	0	0	0	1	0	0
10. Total number of eligibility factors represented in block	8	4	7	6	7	7	0	1

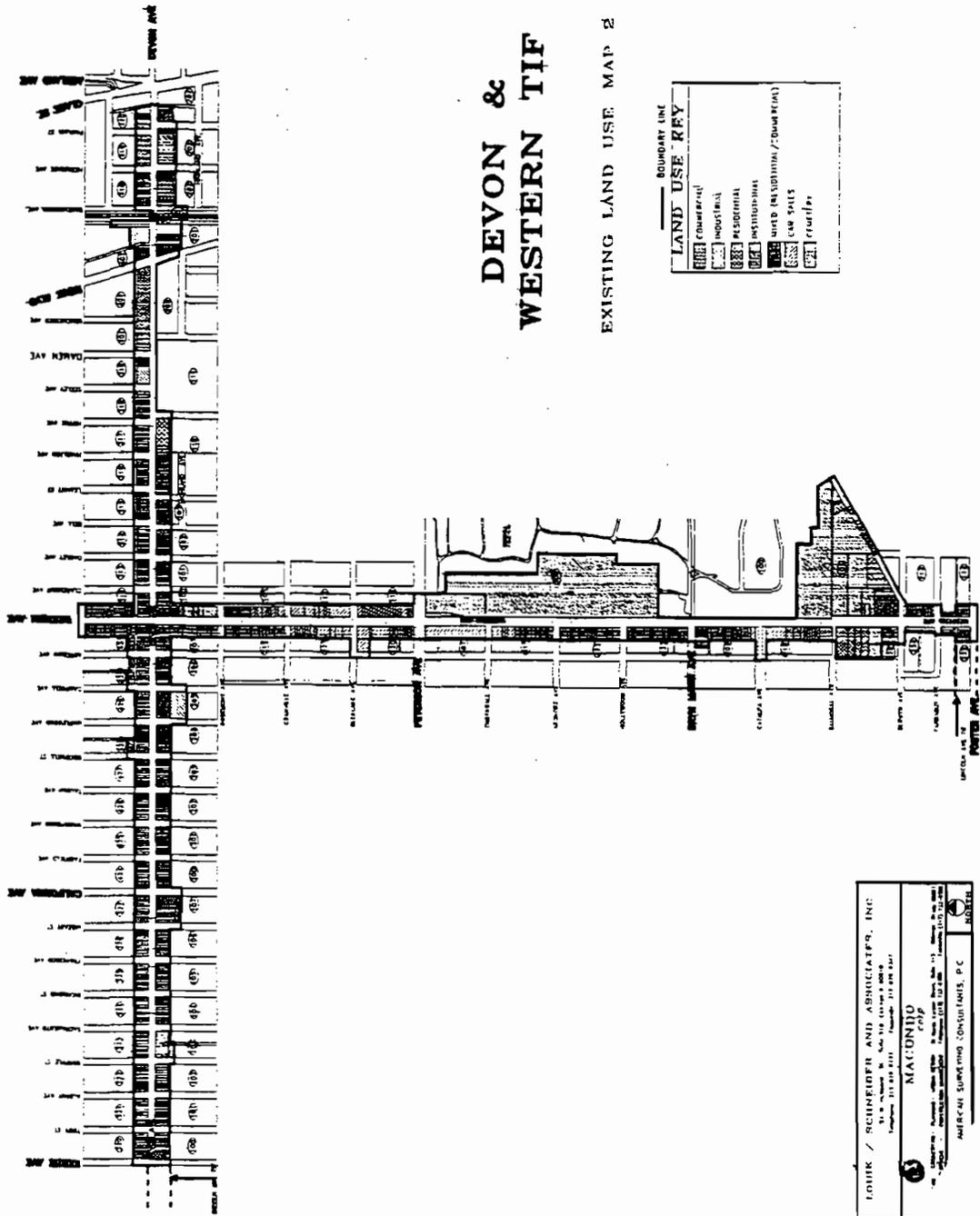
(Sub)Exhibit 4.
 (To Devon And Western Tax Increment Finance
 Program Eligibility Study)

Matrix Of Conservation Factors.
 (Page 10 of 10)

A. Block Number	14 07 104	14 07 112	14 07 114
B. Number of Buildings	20	3	4
C. Number of Parcels	15	5	8
1. Number of buildings 35 years or older	12	0	3
2. A. Number of buildings showing decline of physical maintenance	13	2	4
2. B. Number of parcels exhibiting decline of physical maintenance	8	2	8
3. A. Number of deteriorated buildings	11	1	4
3. B. Number of parcels that are deteriorated	6	1	8
4. Number of dilapidated buildings	4	0	0
5. A. Number of obsolete buildings	19	0	3
5. B. Number of parcels that are obsolete	15	0	4
6. Number of buildings below minimum code	2	1	0
7. Number of buildings lacking ventilation, light, or sanitation facilities	0	0	0
8. Number of buildings with illegal uses	0	0	0
9. Number of buildings with excessive vacancies	0	0	0
10. Total number of eligibility factors represented in block	8	6	6

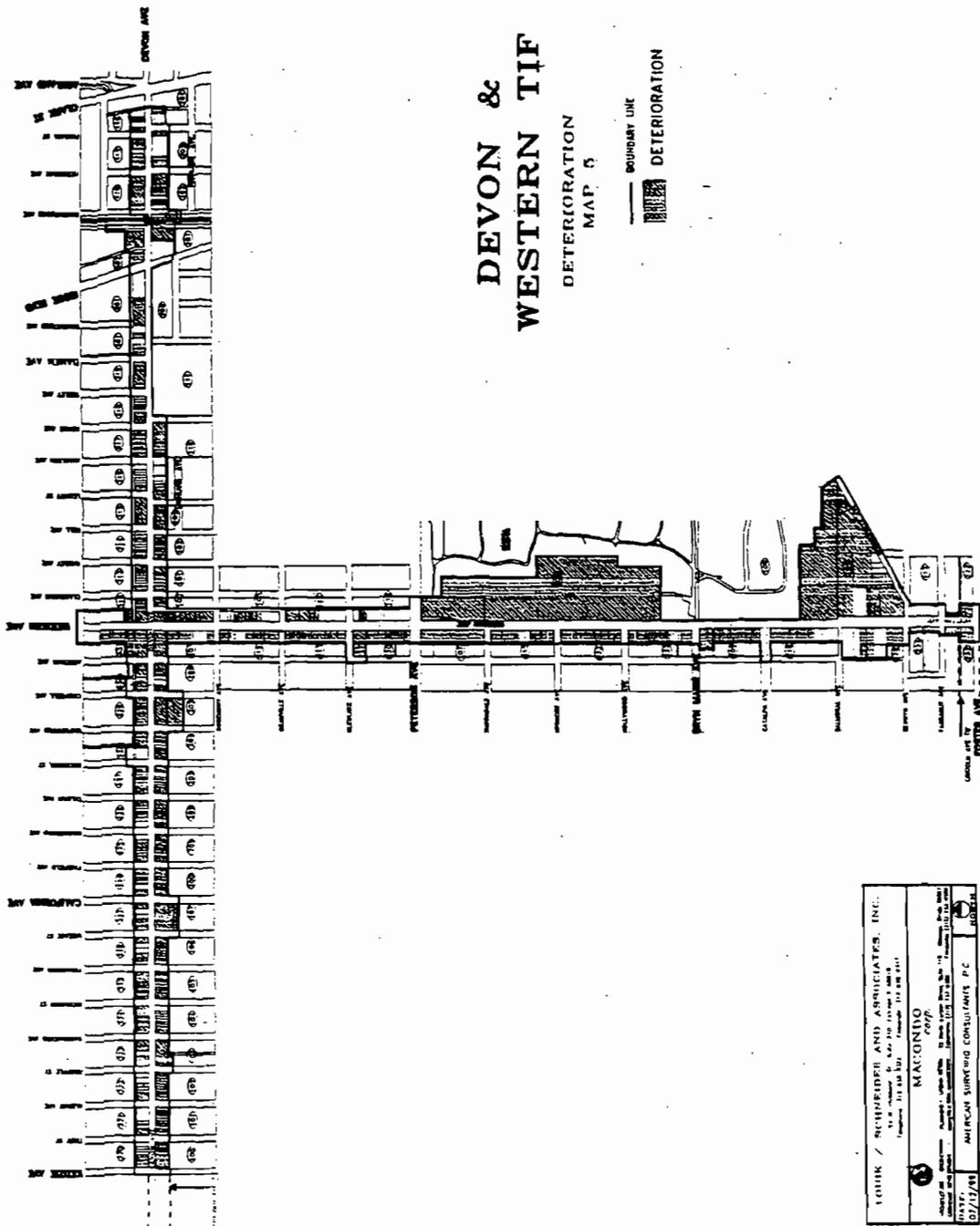
(Sub)Exhibit 5 -- Map 2.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Existing Land-Use.



(Sub)Exhibit 5 - Map 5.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

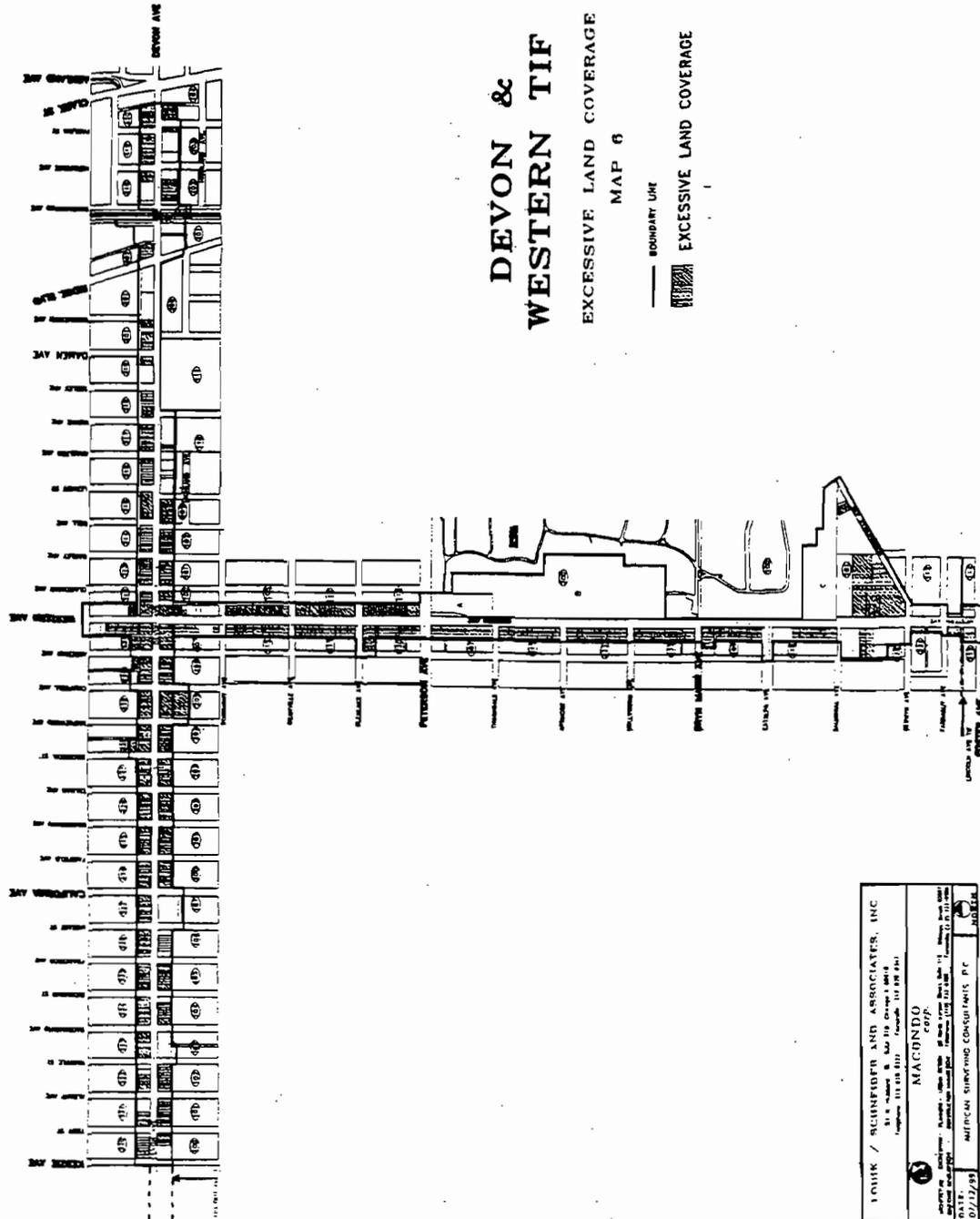
Deterioration.



YORK / SCHNEIDER AND ASSOCIATES, INC. 118 W. Madison St., 4th Floor, Chicago, IL 60602 Telephone: 312.427.1234 Fax: 312.427.1235	
MACONINO 118 W. Madison St., 4th Floor, Chicago, IL 60602 Telephone: 312.427.1234 Fax: 312.427.1235	
AMERICAN SURVEYING CONSULTANTS P.C. 118 W. Madison St., 4th Floor, Chicago, IL 60602 Telephone: 312.427.1234 Fax: 312.427.1235	
DATE: 07/17/99	

(Sub)Exhibit 5 - Map 6.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Excessive Land Coverage.



YORK / SCHNEIDER AND ASSOCIATES, INC.
 31 W. Madison St., Suite 110 Chicago, IL 60601
 Telephone: 312.538.8121 Fax: 312.538.8121
 MACONDO
 corp.
 DATE: 07/12/99
 PROJECT: Medical Services Consultants, P.C.
 DRAWN BY: JMB/EA

(Sub)Exhibit 5 - Map 7.
(To Devon And Western Tax Increment Finance
Program Eligibility Study)

Deleterious Land-Use/Layout.

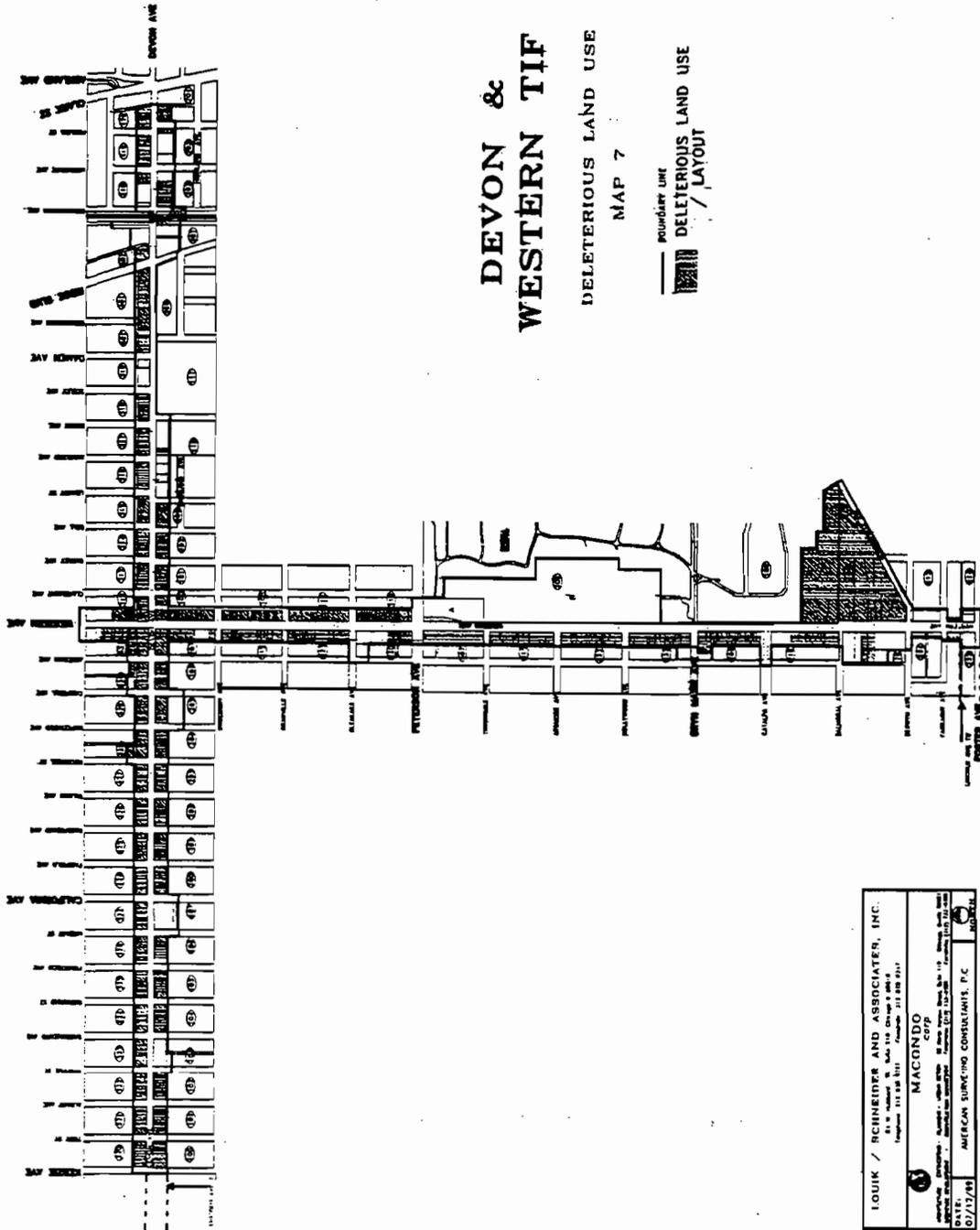


Exhibit "B".
(To Ordinance)

State of Illinois)
)SS.
County of Cook)

Certificate.

I, Raymond Redell, the duly authorized, qualified and Assistant Secretary of the Community Development Commission of the City of Chicago, and the custodian of the records thereof, do hereby certify that I have compared the attached copy of a Resolution adopted by the Community Development Commission of the City of Chicago at a Regular Meeting held on the 14th day of September, 1999, with the original Resolution adopted at said meeting and recorded in the minutes of the Commission, and do hereby certify that said copy is a true, correct and complete transcript of said Resolution.

Dated this 14th day of
September, 1999.

Raymond Redell
Assistant Secretary

Resolution 99-CDC-172 referred to in this Certificate reads as follows:

*Community Development Commission
Of The
City Of Chicago*

Resolution 99-CDC-172

*Recommending To
The City Council Of The City Of Chicago*

*For The Proposed
Devon/Western Redevelopment Project Area:*

*Approval Of A Redevelopment Plan,
Designation Of A Redevelopment Project Area*

And

Adoption Of Tax Increment Allocation Financing.

Whereas, The Community Development Commission (the "Commission") of the City of Chicago (the "City") has heretofore been appointed by the Mayor of the City with the approval of its City Council ("City Council", referred to herein collectively with the Mayor as the "Corporate Authorities") (as codified in Section 2-124 of the City's Municipal Code) pursuant to Section 5/11-74.4-4(k) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-1, et seq.) (1993) (the "Act"); and

Whereas, The Commission is empowered by the Corporate Authorities to exercise certain powers enumerated in Section 5/11-74.4-4(k) of the Act, including the holding of certain public hearings required by the Act; and

Whereas, Staff of the City's Department of Planning and Development has conducted or caused to be conducted certain investigations and studies of the Devon & Western area, the street boundaries of which are described on (Sub)Exhibit A hereto (the "Area"), to determine the eligibility of the Area as a redevelopment project area as defined in the Act (a "Redevelopment Project Area") and for tax increment allocation financing pursuant to the Act ("Tax Increment Allocation Financing"), and has previously presented to the Commission for its review the:

Devon and Western Redevelopment Project Area Tax Increment Finance Program Redevelopment Plan and Project (the "Plan") (which has as an exhibit the Devon and Western Tax Increment Finance Program Eligibility Study (the "Report"))

; and

Whereas, Prior to the adoption by the Corporate Authorities of ordinances approving a redevelopment plan, designating an area as a Redevelopment Project Area or adopting Tax Increment Allocation Financing for an area, it is necessary that the Commission hold a public hearing (the "Hearing") pursuant to Section 5/11-74.4-5(a) of the Act, convene a meeting of a joint review board (the "Board") pursuant to Section 5/11-74.4-5(b) of the Act, set the dates of such Hearing and Board meeting and give notice thereof pursuant to Section 5/11-74.4-6 of the Act; and

Whereas, The Plan (with the Report attached thereto) were made available for public inspection and review prior to the adoption by the Commission of Resolution 99-CDC-134 on July 13, 1999 fixing the time and place for the Hearing, at City Hall, 121 North LaSalle Street, Chicago, Illinois, in the following offices: City Clerk, Room 107 and Department of Planning and Development, Room 1000; and

Whereas, Notice of the Hearing by publication was given at least twice, the first publication being on August 17, 1999, a date which is not more than thirty (30) nor less than ten (10) days prior to the Hearing, and the second publication being on August 24, 1999, both in the *Chicago Sun-Times*, being a newspaper of general circulation within the taxing districts having property in the Area; and

Whereas, Notice of the Hearing was given by mail to taxpayers by depositing such notice in the United States mail by certified mail addressed to the persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area, on August 26, 1999, being a date not less than 10 days prior to the date set for the Hearing; and where taxes for the last preceding year were not paid, notice was also mailed to the persons last listed on the tax rolls as the owners of such property within the preceding three years; and

Whereas, Notice of the Hearing was given by mail to the Illinois Department of Commerce and Community Affairs ("D.C.C.A.") and members of the Board (including notice of the convening of the Board), by depositing such notice in the United States mail by certified mail addressed to D.C.C.A. and all Board members, on July 19, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, Notice of the Hearing and copies of the Plan (with the Report attached thereto) were sent by mail to taxing districts having taxable property in the Area, by depositing such notice and documents in the United States mail by certified mail addressed to all taxing districts having taxable property within the Area, on July 19, 1999, being a date not less than forty-five (45) days prior to the date set for the Hearing; and

Whereas, The Hearing was held on September 14, 1999 at 2:00 P.M. at City Hall, City Council Chambers, 121 North LaSalle Street, Chicago, Illinois, as the official public hearing, and testimony was heard from all interested persons or representatives of any affected taxing district present at the Hearing and wishing to testify, concerning the Commission's recommendation to City Council regarding approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Board meeting was convened on July 30, 1999 at 10:00 A.M. (being a date no more than fourteen (14) days following the mailing of the notice to all taxing districts on July 19, 1999) in Room 1003A, City Hall, 121 North LaSalle Street, Chicago, Illinois, to consider its advisory recommendation regarding the approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; and

Whereas, The Commission has reviewed the Plan (with the Report attached thereto), considered testimony from the Hearing, if any, the recommendation of the Board, if any, and such other matters or studies as the Commission deemed necessary or appropriate in making the findings set forth herein and formulating its decision whether to recommend to City Council approval of the Plan, designation of the Area as a Redevelopment Project Area and adoption of Tax Increment Allocation Financing within the Area; now, therefore,

Be It Resolved by the Community Development Commission of the City of Chicago:

Section 1. The above recitals are incorporated herein and made a part hereof.

Section 2. The Commission hereby makes the following findings pursuant to Section 5/11-74.4-3(n) of the Act or such other section as is referenced herein:

a. the Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be expected to be developed without the adoption of the Plan;

b. the Plan:

(i) conforms to the comprehensive plan for the development of the City as a

whole; or

(ii) the Plan either (A) conforms to the strategic economic development or redevelopment plan issued by the Chicago Plan Commission or (B) includes land uses that have been approved by the Chicago Plan Commission;

c. the Plan meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Plan, the estimated date of completion of the projects described therein and retirement of all obligations issued to finance redevelopment project costs is not more than twenty-three (23) years from the date of the adoption of the ordinance approving the designation of the Area as a redevelopment project area, and, as required pursuant to Section 5/11-74.4-7 of the Act, no such obligation shall have a maturity date greater than twenty (20) years;

d. the Area would not reasonably be expected to be developed without the use of incremental revenues pursuant to the Act, and such incremental revenues will be exclusively utilized for the development of the Area;

e. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act; and

f. as required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

Section 3. The Commission recommends that the City Council approve the Plan pursuant to Section 5/11-74.4-4 of the Act.

Section 4. The Commission recommends that the City Council designate the Area as a Redevelopment Project Area pursuant to Section 5/11-74.4-4 of the Act.

Section 5. The Commission recommends that the City Council adopt Tax Increment Allocation Financing within the Area.

Section 6. If any provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision

shall not affect any of the remaining provisions of this resolution.

Section 7. All resolutions, motions or orders in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be effective as of the date of its adoption.

Section 9. A certified copy of this resolution shall be transmitted to the City Council.

Adopted: September, 1999.

[(Sub)Exhibit "A" referred to in this Resolution 99-CDC-172
unavailable at time of printing.]

Exhibit "C".
(To Ordinance)

Devon And Western Redevelopment Plan.

Legal Description.

That part of the south half of Sections 35 and 36, Township 41 North, Range 13 East of the Third Principal Meridian, the south half of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, that part of Sections 1, 2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, and that part of Sections 6 and 7, Township 40 North, Range 14 East of the Third Principal Meridian all located in the City of Chicago, Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Kedzie Avenue and the north line of West Devon Avenue, said west line of North Kedzie Avenue being also the west limits of the City of Chicago; thence north along said west line of North Kedzie Avenue to the westerly extension of the south line of Lot 85 in Reinberg's North Channel Subdivision in the southwest quarter of the fractional southwest quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 8630401, said south line of Lot 85 being also the north line of the alley north of West Devon Avenue; thence east

along said north line of the alley north of West Devon Avenue to the west line of North Rockwell Street; thence north along said west line of North Rockwell Street to the westerly extension of the north line of Lot 11 of Block 5 of Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park, being a subdivision of the southeast quarter of the southeast quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 5305842; thence east along said north line of Lot 11 of Block 5 and its westerly extension to the east line of said Lot 11, said east line being also the west line of the alley east of North Rockwell Street in said Block 5; thence south along said west line of the alley east of North Rockwell Street to the south line of said Lot 11, said south line being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Campbell Avenue; thence north along said west line of North Campbell Avenue to the westerly extension of the north line of Lot 11, Block 7 of said Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park; thence east along said north line of Lot 11, Block 7 and its westerly extension to the east line of said Lot 11, being also the west line of the alley east of North Campbell Avenue in said Block 7; thence south along said west line of the alley east of North Campbell Avenue to the westerly extension of the north line of the south 50 feet of Lot 6 of aforesaid Block 7; thence east along said north line of the south 50 feet of Lot 6 and its westerly extension to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the westerly extension of the north line of Lot 11, Block 8 of aforesaid Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park; thence east along said north line of Lot 11, Block 8 and its westerly extension to the east line of said Lot 11, said east line of Lot 11, being also the west line of the alley east of North Artesian Avenue in said Block 8; thence north along said west line of said alley east of North Artesian Avenue to the north line of West Arthur Avenue; thence east along said north line of West Arthur Avenue to the northerly extension of the west line of Lot 77 of Arthur Avenue Subdivision of 26 acres, being Document Number 7366967 said west line of Lot 77 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the south line of Lot 7, Block 8 of Devon/Western Addition to Rogers Park, being a resubdivision of Lots 1 to 24 both inclusive in Margaret Fabers Subdivision of the south 6 chains of the southwest quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being Document Number 5525116, said south line of Lot 7, Block 8 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue and its easterly extension to the east line of North Claremont Avenue; thence south along said east line of North Claremont Avenue to the south line of Lot 19 in Block 7 of said Devon/Western Addition; said south line of Lot 19 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the east line of North Damen

Avenue; thence south along said east line of North Damen Avenue to the south line of Lot 2 of John Becker's Addition to Chicago being a subdivision in the southwest quarter of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being Document Number 4020116; thence east along said south line of Lot 2 and its easterly extension to the east line of North Ridge Boulevard; thence northwesterly along said east line of North Ridge Boulevard to the north line of Lot 3 of D. Schreiber's Subdivision of that part of Lots 4 and 5 lying between the Chicago and Northwestern Railway and Ridge Road except the north 50 feet of Lot 4 of Circuit Court Partition of the south half of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian being Document Number 4033053; thence east along said north line of Lot 3 to the west line of the alley east of North Ridge Boulevard dedicated on Document Number 4819734; thence northwesterly along said west line of the alley east of North Ridge Boulevard to the westerly extension of the north line of Lot 6 of aforesaid D. Schreiber's Subdivision; thence east along said north line of Lot 6 and its westerly extension to the east line of said Lot 6; thence north along the northerly extension of said east line of Lot 6 of aforesaid D. Schreiber's Subdivision to a line 371 feet north of and parallel with the north line of West Devon Avenue; thence east along said line 371 feet north of and parallel with the north line of West Devon Avenue to the west line of the Chicago and Northwestern Railway; thence south along said west line of the Chicago and Northwestern Railway to the south line of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 31 to the east line of the Chicago and Northwestern Railway; thence north along said east line of the Chicago and Northwestern Railway to the westerly extension of the south line of Lot 20 of Schreiber's Subdivision of that part of Lots 2, 3, 4 and 5 in Circuit Court Partition of the south half of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, lying between the Chicago and Northwestern right-of-way and Clark Street, being Document Number 2593751, said south line of Lot 20 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the northerly extension of the east line of Lot 38 of aforesaid Schreiber's Subdivision, said east line of Lot 38 being also the west line of the alley west of North Clark Street; thence southeasterly along said west line of the alley west of North Clark Street to the north line of West Devon Avenue; thence south to the northeast corner of Lot 1 of the resubdivision of Lots 2, 3 and 4 of Block 1 in Highridge, being Document Number 3304886, the east line of said Lot 1 being also the west line of the alley west of North Clark Avenue; thence south along said west line of the alley west of North Clark Street to the easterly extension of the north line of Lot 5, Block 1 of Highridge being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546; thence west along said

north line of Lot 5, Block 1 of aforesaid Highridge Subdivision to the east line of North Paulina Street; thence south along said east line of North Paulina Street to the east extension of the north line of Lot 8, Block 2 of aforesaid Highridge Subdivision, said north line of Lot 8 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North Ravenswood Avenue; thence south along said east line of North Ravenswood Avenue to a line 284.20 feet south of and parallel with the south line of West Devon Avenue; thence west along said line 284.20 feet south of and parallel with the south line of West Devon Avenue to the west line of the Chicago and Northwest Railway; thence north along said west line of the Chicago and Northwest Railway to the easterly extension of the north line of Lot 9, Block 4 of Highridge, being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546, said north line of Lot 9 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northeasterly line of North Ridge Avenue; thence northwesterly along the northeasterly line of said North Ridge Avenue to the south line of Lot 5, Block 4 of aforesaid Highridge Subdivision; thence west along the west extension of said south line of Lot 5, Block 4 to the southwesterly line of North Ridge Avenue; thence northwesterly along said southwesterly line of North Ridge Avenue to the south line of West Devon Avenue; thence west along the south line of West Devon Avenue to the east line of North Hoyne Avenue; thence south along said east line of North Hoyne Avenue to the easterly extension of the north line of Lots 12 through 20, inclusive, of Block 1 of Weitor's Devon-Leavitt Addition to North Edgewater in the north half of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 9230771, said north line of Lots 12 through 20 inclusive, being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue and its easterly extension to the west line of Lot 35 of Devon Ridge, being a resubdivision of the vacated Block 5 in Wm. L. Wallen's Resubdivision of the vacated Wm. L. Wallen's Faber Addition to North Edgewater, being a subdivision in the northwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 6163580, said west line of Lot 35 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the north line of West Glenlake Avenue; thence south to the northwest corner of Lot 19 of Read and Reynold's North Western Avenue Subdivision of the south half of the west half of the southwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 172190 T.S., the west line of said Lot 19 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the north line of West Peterson Avenue; thence east along said north

line of West Peterson Avenue to a line 206 feet east of and parallel with the east line of North Western Avenue; thence south along said line 206 feet east of and parallel with the east line of North Western Avenue to the south line of West Peterson Avenue; thence continuing south 200 feet along said line 206 feet east of and parallel with the east line of North Western Avenue to a line 200 feet south of and parallel with the south line of West Peterson Avenue; thence east 194 feet along said line 200 feet south of and parallel with the south line of West Peterson Avenue to a line 400 feet east of and parallel with the east line of North Western Avenue; thence south 900 feet along said line 400 feet east of and parallel with the east line of North Western Avenue to a line 1,100 feet south of and parallel with the south line of West Peterson Avenue; thence east 200 feet along said line 1,100 feet south of and parallel with the south line of West Peterson Avenue to a line 600 feet east of and parallel with the east line of North Western Avenue; thence south 800 feet along said line 600 feet east of and parallel with the east line of North Western Avenue to a line 1,900 feet south of and parallel with the south line of West Peterson Avenue; thence west 100 feet along said line 1,900 feet south of and parallel with the south line of West Peterson Avenue to a line 500 feet east of and parallel with the east line of North Western Avenue; thence south 400 feet along said line 500 feet east of and parallel with the east line of North Western Avenue to a line 2,300 feet south of and parallel with the south line of West Peterson Avenue; thence west 500 feet along said line 2,300 feet south of and parallel with the south line of West Peterson Avenue to the east line of North Western Avenue; thence south along said east line of North Western Avenue to a point on the east line of said North Western Avenue and north 302 feet measured along said east line from the south line of the northwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian; thence east 630 feet along a line perpendicular to the east line of North Western Avenue; thence south 140 feet along a line parallel with the east line of North Western Avenue; thence east 165 feet along a line perpendicular to the east line of North Western Avenue; thence south 68 feet along a line parallel with the east line of North Western Avenue; thence east 398.51 feet on an angle to the right of 89 degrees, 21 minutes, 30 seconds from the last described course; thence southeasterly 141.48 feet on an angle to the right of 241 degrees, 48 minutes, 29 seconds from the last described course to the northwesterly right-of-way line of Bowmanville Avenue; thence southeasterly along a line perpendicular to said northwest right-of-way of Bowmanville Avenue to the southeasterly right-of-way of said Bowmanville Avenue; thence southwesterly along said southeasterly line of North Bowmanville Avenue and its southeasterly extension to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to the west line of Lot 22 of O. B. Conklin's Subdivision of part of the west half of the southwest quarter of the northwest quarter of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 3623355, said west line of Lot 22 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North

Western Avenue and its southerly extension to the south line of West Farragut Avenue; thence west along said south line of West Farragut Avenue to the west line of Lot 56 of aforesaid O. B. Conklin's Subdivision; thence south along said west line of Lot 56 of aforesaid O. B. Conklin's Subdivision to the south line of said Lot 56, said south line of Lot 56 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the west line of Lot 64 of aforesaid O.B. Conklin's Subdivision; thence south along said west line of Lot 64 of aforesaid O. B. Conklin's Subdivision and its southerly extension to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly extension of the west line of Lot 6 of Budlongs Subdivision of the south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 2066417; thence north along said west line of Lot 6 and its northerly extension to the south line of Lot 9 of Greenhoff's Resubdivision of Berwyn/Western Subdivision, a subdivision of part of the southeast quarter of the southeast quarter of the north east quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 14367459, said south line of Lot 9 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along said west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision and its northerly extension to the north line of West Farragut Avenue; thence east along said north line of West Farragut Avenue to the west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along said west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the northwest corner of said Lot 14; thence north to the southwest corner of Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along the west line of said Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to the southerly extension of the west line of the east 187 feet measured along the south line of Lot 7 of Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170, page 138; thence north along said west line of and its southerly extension of said 187 feet of Lot 7 measured along its south line of aforesaid Assessor's Division recorded September 21, 1869 in book 170, page 138 to the south line of Lot 6 of aforesaid Assessor's Division; thence west along said south line of Lot 6 of aforesaid Assessor's Division and its westerly extension to the east line of Lot 7 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both, inclusive, in Assessor's

Division of the southeast quarter of the northeast quarter of the northeast quarter, and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian together with certain strips of land adjoining said Lots 8 to 13 in Assessor's Division aforesaid being Document Number 15659960, said east line of Lot 7 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the westerly extension of the north line of Lot 4 of aforesaid Assessor's Division, recorded September 21, 1869 in book 170, page 138 said north line of Lot 4 being also the south line of West Balmoral Avenue between North Artesian Avenue and North Western Avenue; thence east along said north line of Lot 4 and its westerly extension to the southerly extension of the east line of the west 156 feet of Lots 1 through 3 inclusive in the Assessors Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12. Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170 page 138; thence north along said east line of the west 156 feet of Lots 1 thru 3 inclusive of aforesaid Assessors Division to the south line of West Catalpa Avenue; thence west along said south line of West Catalpa Avenue to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Catalpa Avenue; thence east along said north line of West Catalpa Avenue to the east line of Lot 22 in Block 6 of Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision being a subdivision of the northeast quarter of the north east quarter of the north east quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being document Number 7905451, said east line of Lot 22 in Block 6 being also the west line of the alley west of north western avenue; thence north along said west line of the alley west of north western avenue and its northerly extension to the south line of Lots 1 through 9 inclusive in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision, said south line of Lots 1 through 9 being also the north line of the alley south of West Bryn Mawr Avenue; thence west along said north line of the alley south of West Bryn Mawr Avenue to the west line of the East Half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision; thence north along said west line of the east half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision to the south line of West Bryn Mawr Avenue; thence east along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of Lot 21 in Block 24 of W.F. Kaiser and Company's "Arcadia Terrace", being a subdivision of the north half of the southeast quarter (except the west 33 feet thereof), and the south east quarter of the south-east quarter of

Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5414538, said east line of Lot 21 in Block 24 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the north line of Lot 30 of E.C. Paschke's Western/Peterson Subdivision in the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 9191017; thence west along said north line of Lot 30 of aforesaid E.C. Paschke's Western/Peterson Subdivision and its westerly extension to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Glenlake Avenue; thence east along said north line of West Glenlake Avenue to the east line of Lot 9 in Block 1 of T.J. Gracy's Third Green Briar Addition to North Edgewater in the southeast quarter of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 7087512. said east line of Lot 9 in Block 1 being also the west line of the alley west of North Western Avenue thence north along said west line of the alley west of North Western Avenue to the south line of the alley south of West Devon Avenue, dedicated in Document Number 8254021; thence west along said south line of the dedicated alley south of West Devon Avenue to the east line of North Artesian Avenue; thence south along said east line of North Artesian Avenue to the easterly extension of the north line of Lot 5 of Devon/Artesian Subdivision in the north east quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 165841 T.S., said north line of Lot 5 aforesaid, being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North Campbell Avenue; thence south along said east line of North Campbell Avenue to the easterly extension of the south line of the alley opened by Resolution of the City Council passed September 25, 1958 (58-25) in Block 1 of Ellis and Morris Second Addition to North Edgewater, being a Subdivision of the north half of the east half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said south line of the alley opened by Resolution south of West Devon Avenue and its westerly extension to the west line of North Maplewood Avenue; thence north along said west line of North Maplewood Avenue to the north line of Lot 34 Block 1 of Devon Maplewood Addition to North Edgewater in the west half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6008097, said north line of Lot 34 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 27, Block 1 of T.J. Grady's Sixth Green Briar Addition, to North Edgewater in the northeast quarter of the northwest Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian,

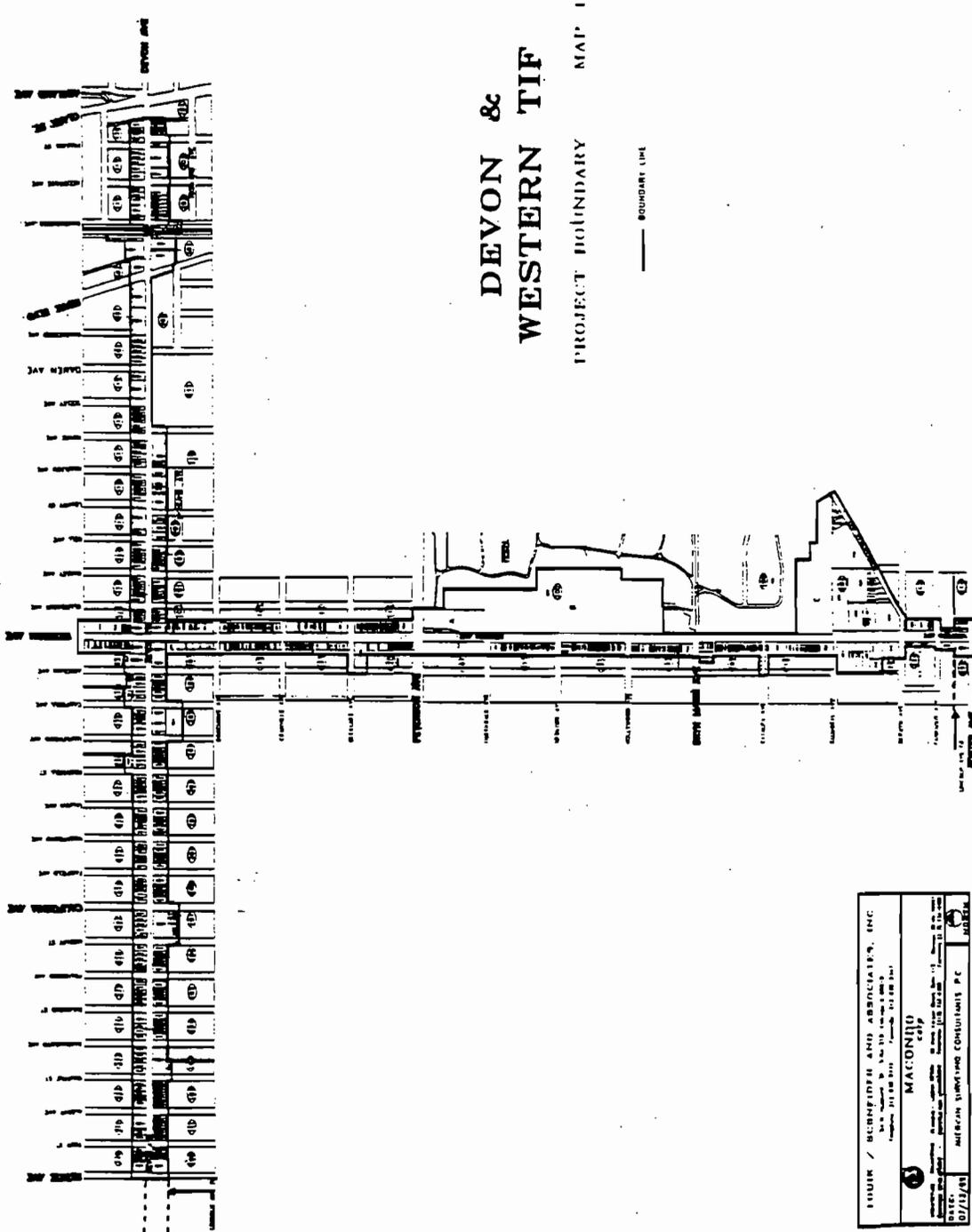
being Document Number 7585379, said north line of Lot 27 also being the south line of the alley dedicated in Document Number 15703796; thence west along said south line of said dedicated alley and its westerly extension to the west line of North Mozart Street; thence north along said west line of North Mozart Street to the north line of Lot 32, Block 2 of aforesaid T.J. Grady's Sixth Green Briar Addition to North Edgewater, said north line of Lot 32 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line of Lot 286 of Krenn and Datas Devon-Kedzie Addition to North Edgewater being a subdivision of the north west quarter of the north west quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231543, said west line of Lot 286 being also the east line of the alley west of North Sacramento Avenue; thence south along said east line of the alley west of North Sacramento Avenue to the easterly extension of the south line of Lot 227 of aforesaid Krenn and Datas Devon/Kedzie Addition to North Edgewater; thence west along said south line of Lot 227 and its westerly extension to the west line of North Whipple Street; thence north along said west line of North Whipple Street to the north line of Lot 224 of aforesaid Krenn and Datas Devon/Kedzie Addition to North Edgewater, said north line of Lot 224 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northwest corner of Lot 100 of aforesaid Krenn and Datas Devon/Kedzie Addition to North Edgewater; thence westerly to the northeast corner of Lot 37 of aforesaid Krenn and Datas Devon/Kedzie Addition to North Edgewater; thence west along the north line of said Lot 37 and its westerly extension to the west line of North Kedzie Avenue; thence north along said west line of North Kedzie Avenue to the centerline of West Devon Avenue, being also the south line of the southeast quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 35 to the east line of said southeast quarter of Section 35; thence north along said east line of the southeast quarter of Section 35 to the north line West Devon Avenue ;thence west along said north line of West Devon Avenue to the point of beginning.

Exhibit "D".
(To Ordinance)

Street Boundary Description Of Area.

The Area is generally bounded by West Arthur Avenue and the alley north of West Devon Avenue on the north, West Foster Avenue on the south, the alley west of North Clark Street and the alley east of North Western Avenue on the east, and North Kedzie Avenue and the alley west of North Western Avenue on the west.

Exhibit "E"
(To Ordinance)



DESIGNATION OF DEVON AND WESTERN REDEVELOPMENT
PROJECT AREA AS TAX INCREMENT
FINANCING DISTRICT.

The Committee on Finance submitted the following report:

CHICAGO, November 3, 1999.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance designating the Devon and Western Redevelopment Project Area as a redevelopment project area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (1996 State Bar Edition), as amended (the "Act"), for a proposed redevelopment are to be known as the Devon and Western Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, Pursuant to Sections 5/11-71.4-4 and 5/11-74.4-5 of the Act, the Community Development Commission (the "Commission") of the City, by authority of the Mayor and the City Council of the City (the "City Council" with the Mayor referred to herein collectively as the "Corporate Authorities") called a public hearing (the "Hearing") concerning approval of the Plan, designation of the Area as a redevelopment project area pursuant to the Act and adoption of Tax Increment Allocation Financing within the Area on September 14, 1999; and

WHEREAS, The Plan (including the related eligibility report attached thereto as an exhibit) was made available for public inspection and review pursuant to Section 5/11-74.4-5(a) of the Act; notice of the Hearing was given pursuant to Section 5/11-74.4-6 of the Act; and a meeting of the joint review board (the "Board") was convened pursuant to Section 5/11-74.4-5(b) of the Act; and

WHEREAS, The Commission has forwarded to the City Council a copy of its Resolution 99-CDC-172 recommending to the City Council the designation of the Area as a redevelopment project area pursuant to the Act, among other things; and

WHEREAS, The Corporate Authorities have reviewed the Plan (including the related eligibility report attached thereto as an exhibit), testimony from the Hearing, if any, the recommendation of the Board, if any, the recommendation of the Commission and such other matters or studies as the Corporate Authorities have deemed necessary or appropriate to make the findings set forth herein and are generally informed of the conditions existing in the Area; and

WHEREAS, The City Council has heretofore approved the Plan, which was identified in an ordinance of the City of Chicago, Illinois approving a redevelopment plan for the Devon and Western Redevelopment Project Area; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. The Area. The Area is legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practical) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein.

SECTION 3. Findings. The Corporate Authorities hereby make the following findings:

a. the Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by proposed Plan improvements, as required pursuant to Section 5/11-74.4-4(a) of the Act;

b. As required pursuant to Section 5/11-74.4-3(p) of the Act:

(i) the Area is not less, in the aggregate, than one and one-half (1½) acres in size; and

(ii) conditions exist in the Area that cause the Area to qualify for designation as a redevelopment project area and a conservation area as defined in the Act.

SECTION 4. Area Designated. The Area is hereby designated as a redevelopment project area pursuant to Section 5/11-74.4-4 of the Act.

SECTION 5. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 6. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 13445 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A".

Devon And Western Redevelopment Plan.

Legal Description.

That part of the south half of Sections 35 and 36, Township 41 North, Range 13 East of the Third Principal Meridian, the south half of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, that part of Sections 1,2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, and that part of Sections 6 and 7, Township 40 North, Range 14 East of the Third Principal Meridian all located in the City of Chicago, Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Kedzie Avenue and the north line of West Devon Avenue, said west line of North Kedzie Avenue being also the west limits of the City of Chicago; thence north along said west line of North Kedzie Avenue to the westerly extension of the south line of Lot 85 in Reinberg's North Channel Subdivision in the southwest quarter of the fractional southwest quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 8630401, said south line of Lot 85 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Rockwell Street; thence north along said west line of North Rockwell Street to the westerly extension of the north line of Lot 11 of Block 5 of Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park, being a subdivision of the southeast quarter of the southeast quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 5305842; thence east along said north line of Lot 11 of Block 5 and its westerly extension to the east line of said Lot 11, said east line being also the west line of the alley east of North Rockwell Street in said Block 5; thence south along said west line of the alley east of North Rockwell Street to the south line of said Lot 11, said south line being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Campbell Avenue; thence north along said west line of North Campbell Avenue to the westerly extension of the north line of Lot 11, Block 7 of said Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park; thence east along said north line of Lot 11, Block 7 and its westerly extension to the east line of said Lot 11, being also the west line of the alley east of North Campbell Avenue in said Block 7; thence south along said west line of the alley east of North Campbell Avenue to the westerly extension of the north line of the south 50 feet of Lot 6 of aforesaid Block 7; thence east along said north line of the south 50 feet of Lot 6 and its westerly extension to the west line of North Artesian Avenue; thence

north along said west line of North Artesian Avenue to the westerly extension of the north line of Lot 11, Block 8 of aforesaid Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park; thence east along said north line of Lot 11, Block 8 and its westerly extension to the east line of said Lot 11, said east line of Lot 11, being also the west line of the alley east of North Artesian Avenue in said Block 8; thence north along said west line of said alley east of North Artesian Avenue to the north line of West Arthur Avenue; thence east along said north line of West Arthur Avenue to the northerly extension of the west line of Lot 77 of Arthur Avenue Subdivision of 26 acres, being Document Number 7366967 said west line of Lot 77 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the south line of Lot 7, Block 8 of Devon/Western Addition to Rogers Park, being a resubdivision of Lots 1 to 24 both inclusive in Margaret Fabers Subdivision of the south 6 chains of the southwest quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being Document Number 5525116, said south line of Lot 7, Block 8 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue and its easterly extension to the east line of North Claremont Avenue; thence south along said east line of North Claremont Avenue to the south line of Lot 19 in Block 7 of said Devon/Western Addition; said south line of Lot 19 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the east line of North Damen Avenue; thence south along said east line of North Damen Avenue to the south line of Lot 2 of John Becker's Addition to Chicago being a subdivision in the southwest quarter of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being Document Number 4020116; thence east along said south line of Lot 2 and its easterly extension to the east line of North Ridge Boulevard; thence northwesterly along said east line of North Ridge Boulevard to the north line of Lot 3 of D. Schreiber's Subdivision of that part of Lots 4 and 5 lying between the Chicago and Northwestern Railway and Ridge Road except the north 50 feet of Lot 4 of Circuit Court Partition of the south half of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian being Document Number 4033053; thence east along said north line of Lot 3 to the west line of the alley east of North Ridge Boulevard dedicated on Document Number 4819734; thence northwesterly along said west line of the alley east of North Ridge Boulevard to the westerly extension of the north line of Lot 6 of aforesaid D. Schreiber's Subdivision; thence east along said north line of Lot 6 and its westerly extension to the east line of said Lot 6; thence north along the northerly extension of said east line of Lot 6 of aforesaid D. Schreiber's Subdivision to a line 371 feet north of and parallel with the north line of West Devon Avenue; thence east along said line 371 feet north of and parallel with the north line of West Devon Avenue to the west line of the Chicago and Northwestern Railway; thence south along said west line of the Chicago and Northwestern Railway to the south line of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third

Principal Meridian; thence east along said south line of the southeast quarter of Section 31 to the east line of the Chicago and Northwestern Railway; thence north along said east line of the Chicago and Northwestern Railway to the westerly extension of the south line of Lot 20 of Schreiber's Subdivision of that part of Lots 2, 3, 4 and 5 in Circuit Court Partition of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, lying between the Chicago and Northwestern right-of-way and Clark Street, being Document Number 2593751, said south line of Lot 20 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the northerly extension of the east line of Lot 38 of aforesaid Schreiber's Subdivision, said east line of Lot 38 being also the west line of the alley west of North Clark Street; thence southeasterly along said west line of the alley west of North Clark Street to the north line of West Devon Avenue; thence south to the northeast corner of Lot 1 of the resubdivision of Lots 2, 3 and 4 of Block 1 in Highridge, being Document Number 3304886, the east line of said Lot 1 being also the west line of the alley west of North Clark Avenue; thence south along said west line of the alley west of North Clark Street to the easterly extension of the north line of Lot 5, Block 1 of Highridge being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546; thence west along said north line of Lot 5, Block 1 of aforesaid Highridge Subdivision to the east line of North Paulina Street; thence south along said east line of North Paulina Street to the east extension of the north line of Lot 8, Block 2 of aforesaid Highridge Subdivision, said north line of Lot 8 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North Ravenswood Avenue; thence south along said east line of North Ravenswood Avenue to a line 284.20 feet south of and parallel with the south line of West Devon Avenue; thence west along said line 284.20 feet south of and parallel with the south line of West Devon Avenue to the west line of the Chicago and Northwest Railway; thence north along said west line of the Chicago and Northwest Railway to the easterly extension of the north line of Lot 9, Block 4 of Highridge, being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546, said north line of Lot 9 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northeasterly line of North Ridge Avenue; thence northwesterly along the northeasterly line of said North Ridge Avenue to the south line of Lot 5, Block 4 of aforesaid Highridge Subdivision; thence west along the west extension of said south line of Lot 5, Block 4 to the southwesterly line of North Ridge Avenue; thence northwesterly along said southwesterly line of North Ridge Avenue to the south line of West Devon Avenue; thence west along the south line of West Devon Avenue to the east line of North Hoyne Avenue; thence south along said east line of North Hoyne Avenue to the easterly extension of the north line of Lots 12 through 20, inclusive, of Block 1 of

Weitor's Devon-Leavitt Addition to North Edgewater in the north half of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 9230771, said north line of Lots 12 through 20 inclusive, being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue and its easterly extension to the west line of Lot 35 of Devon Ridge, being a resubdivision of the vacated Block 5 in Wm. L. Wallen's Resubdivision of the vacated Wm. L. Wallen's Faber Addition to North Edgewater, being a subdivision in the northwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 6163580, said west line of Lot 35 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the north line of West Glenlake Avenue; thence south to the northwest corner of Lot 19 of Read and Reynold's North Western Avenue Subdivision of the south half of the west half of the west half of the southwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 172190 T.S., the west line of said Lot 19 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the north line of West Peterson Avenue; thence east along said north line of West Peterson Avenue to a line 206 feet east of and parallel with the east line of North Western Avenue; thence south along said line 206 feet east of and parallel with the east line of North Western Avenue to the south line of West Peterson Avenue; thence continuing south 200 feet along said line 206 feet east of and parallel with the east line of North Western Avenue to a line 200 feet south of and parallel with the south line of West Peterson Avenue; thence east 194 feet along said line 200 feet south of and parallel with the south line of West Peterson Avenue to a line 400 feet east of and parallel with the east line of North Western Avenue; thence south 900 feet along said line 400 feet east of and parallel with the east line of North Western Avenue to a line 1,100 feet south of and parallel with the south line of West Peterson Avenue; thence east 200 feet along said line 1,100 feet south of and parallel with the south line of West Peterson Avenue to a line 600 feet east of and parallel with the east line of North Western Avenue; thence south 800 feet along said line 600 feet east of and parallel with the east line of North Western Avenue to a line 1,900 feet south of and parallel with the south line of West Peterson Avenue; thence west 100 feet along said line 1,900 feet south of and parallel with the south line of West Peterson Avenue to a line 500 feet east of and parallel with the east line of North Western Avenue; thence south 400 feet along said line 500 feet east of and parallel with the east line of North Western Avenue to a line 2,300 feet south of and parallel with the south line of West Peterson Avenue; thence west 500 feet along said line 2,300 feet south of and parallel with the south line of West Peterson Avenue to the east line of North Western Avenue; thence south along said east line of North Western Avenue to a point on the east line of said North Western Avenue and north 302 feet measured along said east line from the south line of the northwest quarter of the northwest

quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian; thence east 630 feet along a line perpendicular to the east line of North Western Avenue; thence south 140 feet along a line parallel with the east line of North Western Avenue; thence east 165 feet along a line perpendicular to the east line of North Western Avenue; thence south 68 feet along a line parallel with the east line of North Western Avenue; thence east 398.51 feet on an angle to the right of 89 degrees, 21 minutes, 30 seconds from the last described course; thence southeasterly 141.48 feet on an angle to the right of 241 degrees, 48 minutes, 29 seconds from the last described course to the northwesterly right-of-way line of Bowmanville Avenue; thence southeasterly along a line perpendicular to said northwest right-of-way of Bowmanville Avenue to the southeasterly right-of-way of said Bowmanville Avenue; thence southwesterly along said southeasterly line of North Bowmanville Avenue and its southeasterly extension to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to the west line of Lot 22 of O. B. Conklin's Subdivision of part of the west half of the southwest quarter of the northwest quarter of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 3623355, said west line of Lot 22 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue and its southerly extension to the south line of West Farragut Avenue; thence west along said south line of West Farragut Avenue to the west line of Lot 56 of aforesaid O. B. Conklin's Subdivision; thence south along said west line of Lot 56 of aforesaid O. B. Conklin's Subdivision to the south line of said Lot 56, said south line of Lot 56 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the west line of Lot 64 of aforesaid O. B. Conklin's Subdivision; thence south along said west line of Lot 64 of aforesaid O. B. Conklin's Subdivision and its southerly extension to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly extension of the west line of Lot 6 of Budlongs Subdivision of the south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 2066417; thence north along said west line of Lot 6 and its northerly extension to the south line of Lot 9 of Greenhoff's Resubdivision of Berwyn/Western Subdivision, a subdivision of part of the southeast quarter of the southeast quarter of the north east quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 14367459, said south line of Lot 9 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along said west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision and its northerly extension to the north line of West Farragut Avenue; thence east along said north line of West Farragut Avenue to the west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along said

west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the northwest corner of said Lot 14; thence north to the southwest corner of Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along the west line of said Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to the southerly extension of the west line of the east 187 feet measured along the south line of Lot 7 of Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170, page 138; thence north along said west line of and its southerly extension of said 187 feet of Lot 7 measured along its south line of aforesaid Assessor's Division recorded September 21, 1869 in book 170, page 138 to the south line of Lot 6 of aforesaid Assessor's Division; thence west along said south line of Lot 6 of aforesaid Assessor's Division and its westerly extension to the east line of Lot 7 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both, inclusive, in Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter, and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian together with certain strips of land adjoining said Lots 8 to 13 in Assessor's Division aforesaid being Document Number 15659960, said east line of Lot 7 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the westerly extension of the north line of Lot 4 of aforesaid Assessor's Division, recorded September 21, 1869 in book 170, page 138 said north line of Lot 4 being also the south line of West Balmoral Avenue between North Artesian Avenue and North Western Avenue; thence east along said north line of Lot 4 and its westerly extension to the southerly extension of the east line of the west 156 feet of Lots 1 through 3 inclusive in the Assessors Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170 page 138; thence north along said east line of the west 156 feet of Lots 1 through 3 inclusive of aforesaid Assessors Division to the south line of West Catalpa Avenue; thence west along said south line of West Catalpa Avenue to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Catalpa Avenue; thence east along said north line of West Catalpa Avenue to the east line of Lot 22 in Block 6 of Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision being a subdivision of the northeast quarter of the northeast quarter of the northeast quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of Berwyn Avenue) all in Township 40

North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being Document Number 7905451; said east line of Lot 22 in Block 6 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of north western avenue and its northerly extension to the south line of Lots 1 through 9 inclusive in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision, said south line of Lots 1 through 9 being also the north line of the alley south of West Bryn Mawr Avenue; thence west along said north line of the alley south of West Bryn Mawr Avenue to the west line of the east half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision; thence north along said west line of the east half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision to the south line of West Bryn Mawr Avenue; thence east along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of Lot 21 in Block 24 of W.F. Kaiser and Company's "Arcadia Terrace", being a subdivision of the north half of the southeast quarter (except the west 33 feet thereof), and the South East quarter of the southeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5414538, said east line of Lot 21 in Block 24 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the north line of Lot 30 of E.C. Paschke's Western/Peterson Subdivision in the North East Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 9191017; thence west along said north line of Lot 30 of aforesaid E.C. Paschke's Western/Peterson Subdivision and its westerly extension to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Glenlake Avenue; thence east along said north line of West Glenlake Avenue to the east line of Lot 9 in Block 1 of T.J. Grady's Third Green Briar Addition to North Edgewater in the south/east quarter of the north/east quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 7087512, Said east line of Lot 9 in Block 1 being also the west line of the alley west of North Western Avenue , thence north along said west line of the alley west of North Western Avenue to the south line of the alley south of West Devon Avenue, dedicated in Document Number 8254021; thence west along said south line of the dedicated alley south of West Devon Avenue to the east line of North Artesian Avenue; thence south along said east line of North Artesian Avenue to the easterly extension of the north line of Lot 5 of Devon/Artesian Subdivision in the north east Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 165841 T.S., said north line of Lot 5 aforesaid, being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avcnuc to the east line of North Campbell Avenue; thence south along said east line of North Campbell Avenue to the easterly extension of the south line of the alley opened by resolution of the City Council passed September 25, 1958 (58-25) in Block 1 of Ellis and Morris Second Addition to North Edgewater, being a

Subdivision of the north half of the east half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said south line of the alley opened by Resolution south of West Devon Avenue and its westerly extension to the west line of North Maplewood Avenue; thence north along said west line of North Maplewood Avenue to the north line of Lot 34 Block 1 of Devon/Maplewood Addition to North Edgewater in the west half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6008097, said north line of Lot 34 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 27, Block 1 of T.J. Grady's Sixth Green Briar Addition, to North Edgewater in the northeast quarter of the northwest quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 7585379, said north line of Lot 27 also being the south line of the alley dedicated in Document Number 15703796; thence west along said south line of said dedicated alley and its westerly extension to the west line of North Mozart Street; thence north along said west line of North Mozart Street to the north line of Lot 32, Block 2 of aforesaid T.J. Grady's Sixth Green Briar Addition to North Edgewater, said north line of Lot 32 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line Lot 286 of Krenn and Dato's Devon/Kedzie Addition to North Edgewater being a Subdivision of the north west quarter of the north west quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231543, said west line of Lot 286 being also the east line of the alley west of North Sacramento Avenue; thence south along said east line of the alley west of North Sacramento Avenue to the easterly extension of the south line of Lot 227 of aforesaid Krenn and Dato's Devon/Kedzie Addition to North Edgewater; thence west along said south line of Lot 227 and its westerly extension to the west line of North Whipple Street; thence north along said west line of North Whipple Street to the north line of Lot 224 of aforesaid Krenn and Dato's Devon/Kedzie Addition to North Edgewater, said north line of Lot 224 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northwest corner of Lot 100 of aforesaid Krenn and Dato's Devon/Kedzie Addition to North Edgewater; thence westerly to the northeast corner of Lot 37 of aforesaid Krenn and Dato's Devon/Kedzie Addition to North Edgewater; thence west along the north line of said Lot 37 and its westerly extension to the west line of North Kedzie Avenue; thence north along said west line of North Kedzie Avenue to the centerline of West Devon Avenue, being also the south line of the southeast quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 35 to the east line of said southeast quarter of Section 35; thence north along said east line of the southeast quarter of

Section 35 to the north line West Devon Avenue; thence west along said north line of West Devon Avenue to the point of beginning.

Exhibit "B".

Street Boundary Description Of Area.

The Area is generally bounded by West Arthur Avenue and the alley north of West Devon Avenue on the north, West Foster Avenue on the south, the alley west of North Clark Street and the alley east of North Western Avenue on the east, and North Kedzie Avenue and the alley west of North Western Avenue on the west.

ADOPTION OF TAX INCREMENT ALLOCATION FINANCING
FOR DEVON AND WESTERN REDEVELOPMENT
PROJECT AREA.

The Committee on Finance submitted the following report:

CHICAGO, November 3, 1999.

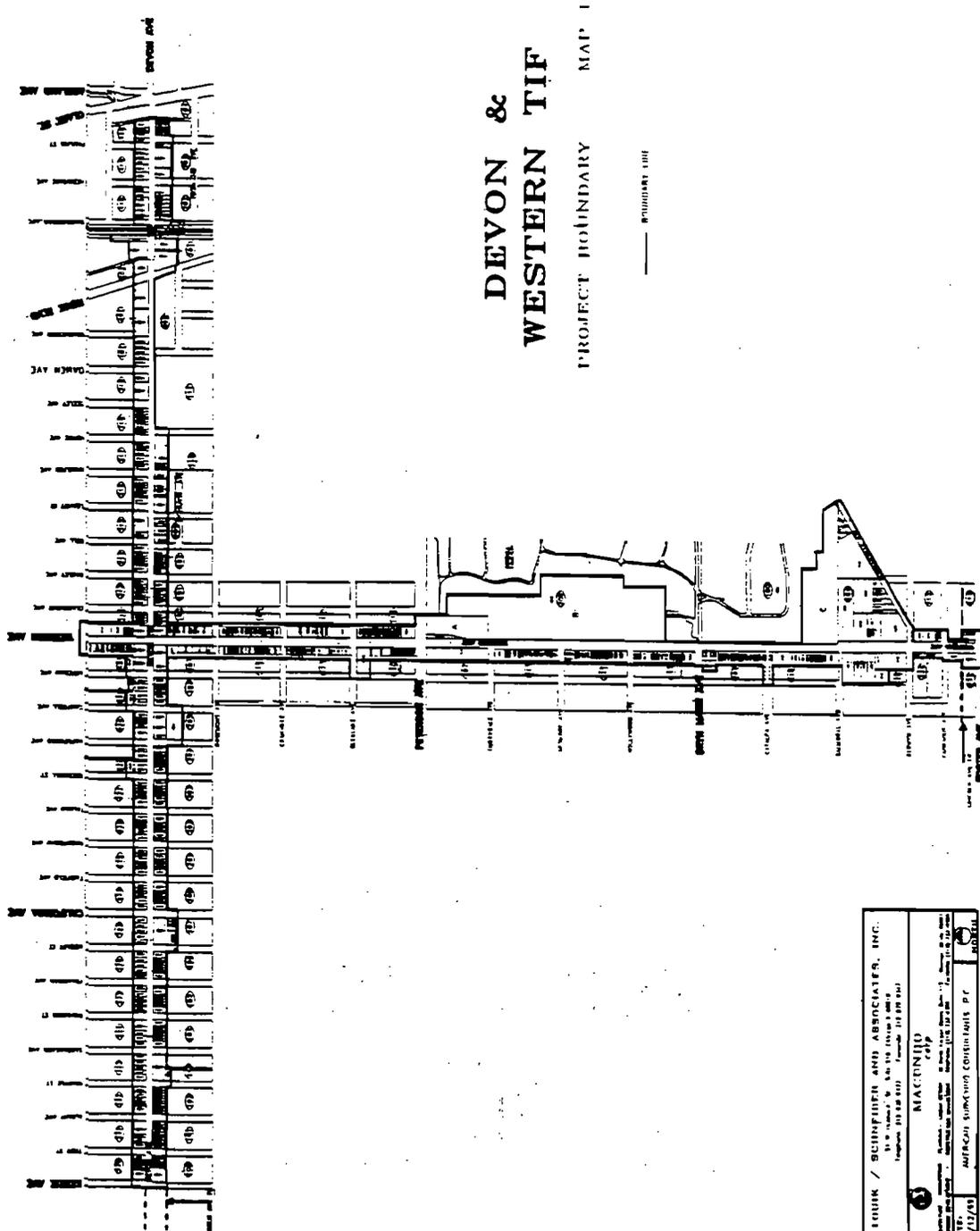
To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance adopting tax increment financing for the Devon and Western Redevelopment Project Area, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

(Continued on page 13446)

Exhibit "C"

Project Boundary Map.



**DEVON &
WESTERN TIF**

PROJECT BOUNDARY MAP 1

— PROJECT BOUNDARY
- - - EXISTING LINE

TOLK / SCHEFFER AND ASSOCIATES, INC. 1100 N. W. 10th Street Fort Lauderdale, Florida 33304	
PROJECT: MACONHO	
DATE: 11/3/99	
DRAWN BY: AMERZAH SURKAYING CONSULTANTS P.C.	
SCALE: AS SHOWN	
SHEET NO. 1 OF 1	

(Continued from page 13444)

This recommendation was concurred in by a viva voce vote of the members of the committee.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas-- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Burke, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 48.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

WHEREAS, It is desirable and in the best interest of the citizens of the City of Chicago, Illinois (the "City") for the City to implement tax increment allocation financing ("Tax Increment Allocation Financing") pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq.(1996), as amended (the "Act"), for a proposed redevelopment project area to be known as the Devon and Western Redevelopment Project Area (the "Area") described in Section 2 of this ordinance, to be redeveloped pursuant to a proposed redevelopment plan and project (the "Plan"); and

WHEREAS, The Community Development Commission of the City has forwarded to the City Council of the City ("City Council") a copy of its Resolution 99-CDC-172, recommending to the City Council the adoption of Tax Increment Allocation

Financing for the Area, among other things; and

WHEREAS, As required by the Act, the City has heretofore approved the Plan, which was identified in an ordinance of the City of Chicago, Illinois, approving a redevelopment plan for the Devon and Western Redevelopment Project Area and has heretofore designated the Area as a redevelopment project area by passage of an ordinance of the City of Chicago, Illinois, designating the Devon and Western Redevelopment Project Area a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act and has otherwise complied with all other conditions precedent required by the Act; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Recitals. The above recitals are incorporated herein and made a part hereof.

SECTION 2. Tax Increment Allocation Financing Adopted. Tax Increment Allocation Financing is hereby adopted pursuant to Section 5/11-74.4-8 of the Act to finance redevelopment project costs as defined in the Act and as set forth in the Plan within the Area legally described in Exhibit A attached hereto and incorporated herein. The street location (as near as practical) for the Area is described in Exhibit B attached hereto and incorporated herein. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein.

SECTION 3. Allocation Of Ad Valorem Taxes. Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 5/11-74.4-9(c) of the Act each year after the effective date of this ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid, shall be divided as follows:

a. that portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to, and when collected, shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of Tax Increment Allocation Financing; and

b. that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to, and when collected, shall be paid to the City Treasurer who shall deposit said taxes into a special fund, hereby

created, and designated the "Clark Street and Ridge Avenue Redevelopment Project Area Special Tax Allocation Fund" of the City for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 4. Invalidity Of Any Section. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. Superseder. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 6. Effective Date. This ordinance shall be in full force and effect immediately upon its passage.

[Exhibit "C" referred to in this ordinance printed
on page 13457 of this Journal.]

Exhibits "A" and "B" referred to in this ordinance read as follows:

Exhibit "A"

Legal Description.

That part of the south half of Sections 35 and 36, Township 41 North, Range 13 East of the Third Principal Meridian, the south half of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, that part of Sections 1,2 and 12, Township 40 North, Range 13 East of the Third Principal Meridian, and that part of Sections 6 and 7, Township 40 North, Range 14 East of the Third Principal Meridian all located in the City of Chicago, Cook County, State of Illinois, described as follows:

beginning at the intersection of the west line of North Kedzie Avenue and the north line of West Devon Avenue, said west line of North Kedzie Avenue being also the west limits of the City of Chicago; thence north along said west line of North Kedzie Avenue to the westerly extension of the south line of Lot 85 in Reinberg's North Channel Subdivision in the southwest quarter of the fractional southwest quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 8630401, said south line of Lot 85 being also the north

line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Rockwell Street; thence north along said west line of North Rockwell Street to the westerly extension of the north line of Lot 11 of Block 5 of Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park, being a subdivision of the southeast quarter of the southeast quarter of Section 36, Township 41 North, Range 13 East of the Third Principal Meridian, being Document Number 5305842; thence east along said north line of Lot 11 of Block 5 and its westerly extension to the east line of said Lot 11, said east line being also the west line of the alley east of North Rockwell Street in said Block 5; thence south along said west line of the alley east of North Rockwell Street to the south line of said Lot 11, said south line being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the west line of North Campbell Avenue; thence north along said west line of North Campbell Avenue to the westerly extension of the north line of Lot 11, Block 7 of said Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park; thence east along said north line of Lot 11, Block 7 and its westerly extension to the east line of said Lot 11, being also the west line of the alley east of North Campbell Avenue in said Block 7; thence south along said west line of the alley east of North Campbell Avenue to the westerly extension of the north line of the south 50 feet of Lot 6 of aforesaid Block 7; thence east along said north line of the south 50 feet of Lot 6 and its westerly extension to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the westerly extension of the north line of Lot 11, Block 8 of aforesaid Wm. L. Wallen's Edgewater Golf Club Addition to Rogers Park; thence east along said north line of Lot 11, Block 8 and its westerly extension to the east line of said Lot 11, said east line of Lot 11, being also the west line of the alley east of North Artesian Avenue in said Block 8; thence north along said west line of said alley east of North Artesian Avenue to the north line of West Arthur Avenue; thence east along said north line of West Arthur Avenue to the northerly extension of the west line of Lot 77 of Arthur Avenue Subdivision of 26 acres, being Document Number 7366967 said west line of Lot 77 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the south line of Lot 7, Block 8 of Devon/Western Addition to Rogers Park, being a resubdivision of Lots 1 to 24 both inclusive in Margaret Fabers Subdivision of the south 6 chains of the southwest quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being Document Number 5525116, said south line of Lot 7, Block 8 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue and its easterly extension to the east line of North Claremont Avenue; thence south along said east line of North Claremont Avenue to the south line of Lot 19 in Block 7 of said Devon/Western Addition; said south line of Lot 19 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the east line of North Damen Avenue; thence south

along said east line of North Damen Avenue to the south line of Lot 2 of John Becker's Addition to Chicago being a subdivision in the southwest quarter of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, being Document Number 4020116; thence east along said south line of Lot 2 and its easterly extension to the east line of North Ridge Boulevard; thence northwesterly along said east line of North Ridge Boulevard to the north line of Lot 3 of D. Schreiber's Subdivision of that part of Lots 4 and 5 lying between the Chicago and Northwestern Railway and Ridge Road except the north 50 feet of Lot 4 of Circuit Court Partition of the south half of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian being Document Number 4033053; thence east along said north line of Lot 3 to the west line of the alley east of North Ridge Boulevard dedicated on Document Number 4819734; thence northwesterly along said west line of the alley east of North Ridge Boulevard to the westerly extension of the north line of Lot 6 of aforesaid D. Schreiber's Subdivision; thence east along said north line of Lot 6 and its westerly extension to the east line of said Lot 6; thence north along the northerly extension of said east line of Lot 6 of aforesaid D. Schreiber's Subdivision to a line 371 feet north of and parallel with the north line of West Devon Avenue; thence east along said line 371 feet north of and parallel with the north line of West Devon Avenue to the west line of the Chicago and Northwestern Railway; thence south along said west line of the Chicago and Northwestern Railway to the south line of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 31 to the east line of the Chicago and Northwestern Railway; thence north along said east line of the Chicago and Northwestern Railway to the westerly extension of the south line of Lot 20 of Schreiber's Subdivision of that part of Lots 2, 3, 4 and 5 in Circuit Court Partition of the south half of the south half of the southeast quarter of Section 31, Township 41 North, Range 14 East of the Third Principal Meridian, lying between the Chicago and Northwestern right-of-way and Clark Street, being Document Number 2593751, said south line of Lot 20 being also the north line of the alley north of West Devon Avenue; thence east along said north line of the alley north of West Devon Avenue to the northerly extension of the east line of Lot 38 of aforesaid Schreiber's Subdivision, said east line of Lot 38 being also the west line of the alley west of North Clark Street; thence southeasterly along said west line of the alley west of North Clark Street to the north line of West Devon Avenue; thence south to the northeast corner of Lot 1 of the resubdivision of Lots 2, 3 and 4 of Block 1 in Highridge, being Document Number 3304886, the east line of said Lot 1 being also the west line of the alley west of North Clark Avenue; thence south along said west line of the alley west of North Clark Street to the easterly extension of the north line of Lot 5, Block 1 of Highridge being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546; thence west along said north line of Lot 5, Block 1 of aforesaid Highridge Subdivision to the east line of

North Paulina Street; thence south along said east line of North Paulina Street to the east extension of the north line of Lot 8, Block 2 of aforesaid Highridge Subdivision, said north line of Lot 8 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North Ravenswood Avenue; thence south along said east line of North Ravenswood Avenue to a line 284.20 feet south of and parallel with the south line of West Devon Avenue; thence west along said line 284.20 feet south of and parallel with the south line of West Devon Avenue to the west line of the Chicago and Northwest Railway; thence north along said west line of the Chicago and Northwest Railway to the easterly extension of the north line of Lot 9, Block 4 of Highridge, being a subdivision in the north half of the northeast quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 807546, said north line of Lot 9 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northeasterly line of North Ridge Avenue; thence northwesterly along the northeasterly line of said North Ridge Avenue to the south line of Lot 5, Block 4 of aforesaid Highridge Subdivision; thence west along the west extension of said south line of Lot 5, Block 4 to the southwesterly line of North Ridge Avenue; thence northwesterly along said southwesterly line of North Ridge Avenue to the south line of West Devon Avenue; thence west along the south line of West Devon Avenue to the east line of North Hoyne Avenue; thence south along said east line of North Hoyne Avenue to the easterly extension of the north line of Lots 12 through 20, inclusive, of Block 1 of Weitor's Devon-Leavitt Addition to North Edgewater in the north half of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 9230771, said north line of Lots 12 through 20 inclusive, being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue and its easterly extension to the west line of Lot 35 of Devon Ridge, being a resubdivision of the vacated Block 5 in Wm. L. Wallen's Resubdivision of the vacated Wm. L. Wallen's Faber Addition to North Edgewater, being a subdivision in the northwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 6163580, said west line of Lot 35 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the north line of West Glenlake Avenue; thence south to the northwest corner of Lot 19 of Read and Reynold's North Western Avenue Subdivision of the south half of the west half of the west half of the southwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 172190 T.S., the west line of said Lot 19 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue to the north line of West Peterson Avenue; thence east along said north line of West Peterson Avenue to a line 206 feet east of and parallel with the east line of North Western Avenue;

thence south along said line 206 feet east of and parallel with the east line of North Western Avenue to the south line of West Peterson Avenue; thence continuing south 200 feet along said line 206 feet east of and parallel with the east line of North Western Avenue to a line 200 feet south of and parallel with the south line of West Peterson Avenue; thence east 194 feet along said line 200 feet south of and parallel with the south line of West Peterson Avenue to a line 400 feet east of and parallel with the east line of North Western Avenue; thence south 900 feet along said line 400 feet east of and parallel with the east line of North Western Avenue to a line 1,100 feet south of and parallel with the south line of West Peterson Avenue; thence east 200 feet along said line 1,100 feet south of and parallel with the south line of West Peterson Avenue to a line 600 feet east of and parallel with the east line of North Western Avenue; thence south 800 feet along said line 600 feet east of and parallel with the east line of North Western Avenue to a line 1,900 feet south of and parallel with the south line of West Peterson Avenue; thence west 100 feet along said line 1,900 feet south of and parallel with the south line of West Peterson Avenue to a line 500 feet east of and parallel with the east line of North Western Avenue; thence south 400 feet along said line 500 feet east of and parallel with the east line of North Western Avenue to a line 2,300 feet south of and parallel with the south line of West Peterson Avenue; thence west 500 feet along said line 2,300 feet south of and parallel with the south line of West Peterson Avenue to the east line of North Western Avenue; thence south along said east line of North Western Avenue to a point on the east line of said North Western Avenue and north 302 feet measured along said east line from the south line of the northwest quarter of the northwest quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian; thence east 630 feet along a line perpendicular to the east line of North Western Avenue; thence south 140 feet along a line parallel with the east line of North Western Avenue; thence east 165 feet along a line perpendicular to the east line of North Western Avenue; thence south 68 feet along a line parallel with the east line of North Western Avenue; thence east 398.51 feet on an angle to the right of 89 degrees, 21 minutes, 30 seconds from the last described course; thence southeasterly 141.48 feet on an angle to the right of 241 degrees, 48 minutes, 29 seconds from the last described course to the northwesterly right-of-way line of Bowmanville Avenue; thence southeasterly along a line perpendicular to said northwest right-of-way of Bowmanville Avenue to the southeasterly right-of-way of said Bowmanville Avenue; thence southwesterly along said southeasterly line of North Bowmanville Avenue and its southeasterly extension to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to the west line of Lot 22 of O. B. Conklin's Subdivision of part of the west half of the southwest quarter of the northwest quarter of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, being Document Number 3623355, said west line of Lot 22 being also the east line of the alley east of North Western Avenue; thence south along said east line of the alley east of North Western Avenue and its southerly extension to the south line of West Farragut Avenue; thence west along said south

line of West Farragut Avenue to the west line of Lot 56 of aforesaid O. B. Conklin's Subdivision; thence south along said west line of Lot 56 of aforesaid O. B. Conklin's Subdivision to the south line of said Lot 56, said south line of Lot 56 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the northerly extension of the west line of Lot 64 of aforesaid O. B. Conklin's Subdivision; thence south along said west line of Lot 64 of aforesaid O. B. Conklin's Subdivision and its southerly extension to the south line of West Foster Avenue; thence west along said south line of West Foster Avenue to the southerly extension of the west line of Lot 6 of Budlongs Subdivision of the south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 2066417; thence north along said west line of Lot 6 and its northerly extension to the south line of Lot 9 of Greenhoff's Resubdivision of Berwyn/Western Subdivision, a subdivision of part of the southeast quarter of the southeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 14367459, said south line of Lot 9 being also the north line of the alley north of West Foster Avenue; thence east along said north line of the alley north of West Foster Avenue to the west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along said west line of Lot 15 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision and its northerly extension to the north line of West Farragut Avenue; thence east along said north line of West Farragut Avenue to the west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along said west line of Lot 14 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the northwest corner of said Lot 14; thence north to the southwest corner of Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision; thence north along the west line of said Lot 13 of aforesaid Greenhoff's Resubdivision of Berwyn/Western Subdivision to the south line of West Berwyn Avenue; thence west along said south line of West Berwyn Avenue to the southerly extension of the west line of the east 187 feet measured along the south line of Lot 7 of Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170, page 138; thence north along said west line of and its southerly extension of said 187 feet of Lot 7 measured along its south line of aforesaid Assessor's Division recorded September 21, 1869 in book 170, page 138 to the south line of Lot 6 of aforesaid Assessor's Division; thence west along said south line of Lot 6 of aforesaid Assessor's Division and its westerly extension to the east line of Lot 7 of Herbert M. Rosenthal and Roy M. Schoenbrods Budlong Woods Addition, being a resubdivision of Lots 8 to 13 both, inclusive, in Assessor's Division of the southeast quarter of the northeast quarter of the northeast quarter, and the northeast quarter of the southeast

quarter of the northeast quarter of Section 12, Township 40 North, Range 13 East of the Third Principal Meridian together with certain strips of land adjoining said Lots 8 to 13 in Assessor's Division aforesaid being Document Number 15659960, said east line of Lot 7 being also the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the westerly extension of the north line of Lot 4 of aforesaid Assessor's Division, recorded September 21, 1869 in book 170, page 138 said north line of Lot 4 being also the south line of West Balmoral Avenue between North Artesian Avenue and North Western Avenue; thence east along said north line of Lot 4 and its westerly extension to the southerly extension of the east line of the west 156 feet of Lots 1 through 3 inclusive in the Assessors Division of the southeast quarter of the northeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of the northeast quarter of Section 12. Township 40 North, Range 13 East of the Third Principal Meridian, recorded September 21, 1869 in book 170 page 138; thence north along said east line of the west 156 feet of Lots 1 thru 3 inclusive of aforesaid Assessors Division to the south line of West Catalpa Avenue; thence west along said south line of West Catalpa Avenue to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Catalpa Avenue; thence east along said north line of West Catalpa Avenue to the east line of Lot 22 in Block 6 of Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision being a subdivision of the northeast quarter of the north east quarter of the north east quarter of Section 12, and that part easterly of Lincoln Avenue of the west half of the east half of the northeast quarter of Section 12 (excepting therefrom that part thereof lying south of a line 200 feet north of the north line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets heretofore dedicated) being document Number 7905451, said east line of Lot 22 in Block 6 being also the west line of the alley west of north western avenue; thence north along said west line of the alley west of north western avenue and its northerly extension to the south line of Lots 1 through 9 inclusive in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision, said south line of Lots 1 through 9 being also the north line of the alley south of West Bryn Mawr Avenue; thence west along said north line of the alley south of West Bryn Mawr Avenue to the west line of the East Half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision; thence north along said west line of the east half of Lot 6 in Block 6 of aforesaid Fred W. Brummel and Company's Lincoln Bryn Mawr/Western Subdivision to the south line of West Bryn Mawr Avenue; thence east along said south line of West Bryn Mawr Avenue to the southerly extension of the east line of Lot 21 in Block 24 of W.F. Kaiser and Company's "Arcadia Terrace", being a subdivision of the north half of the southeast quarter (except the west 33 feet thereof), and the south east quarter of the south-east quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 5414538, said east line of Lot 21 in Block 24 being also

the west line of the alley west of North Western Avenue; thence north along said west line of the alley west of North Western Avenue to the north line of Lot 30 of E.C. Paschke's Western/Peterson Subdivision in the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 9191017; thence west along said north line of Lot 30 of aforesaid E.C. Paschke's Western/Peterson Subdivision and its westerly extension to the west line of North Artesian Avenue; thence north along said west line of North Artesian Avenue to the north line of West Glenlake Avenue; thence east along said north line of West Glenlake Avenue to the east line of Lot 9 in Block 1 of T.J. Gracy's Third Green Briar Addition to North Edgewater in the southeast quarter of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 7087512. sac east line of Lot 9 in Block 1 being also the west line of the alley west of North Western Avenue thence north along said west line of the alley west of North Western Avenue to the south line of the alley south of West Devon Avenue, dedicated in Document Number 8254021; thence west along said south line of the dedicated alley south of West Devon Avenue to the east line of North Artesian Avenue; thence south along said east line of North Artesian Avenue to the easterly extension of the north line of Lot 5 of Devon/Artesian Subdivision in the north east quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 165841 T.S., said north line of Lot 5 aforesaid, being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North Campbell Avenue; thence south along said east line of North Campbell Avenue to the easterly extension of the south line of the alley opened by Resolution of the City Council passed September 25, 1958 (58-25) in Block 1 of Ellis and Morris Second Addition to North Edgewater, being a Subdivision of the north half of the east half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian; thence west along said south line of the alley opened by Resolution south of West Devon Avenue and its westerly extension to the west line of North Maplewood Avenue; thence north along said west line of North Maplewood Avenue to the north line of Lot 34 Block 1 of Devon Maplewood Addition to North Edgewater in the west half of the west half of the east half of the northeast quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 6008097, said north line of Lot 34 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the east line of North California Avenue; thence south along said east line of North California Avenue to the easterly extension of the north line of Lot 27, Block 1 of T.J. Grady's Sixth Green Briar Addition, to North Edgewater in the northeast quarter of the northwest Quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 7585379, said north line of Lot 27 also being the south line of the alley dedicated in Document Number 15703796; thence west along said south line of said dedicated

alley and its westerly extension to the west line of North Mozart Street; thence north along said west line of North Mozart Street to the north line of Lot 32, Block 2 of aforesaid T.J. Grady's Sixth Green Briar Addition to North Edgewater, said north line of Lot 32 being also the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the west line of Lot 286 of Krenn and Datos Devon-Kedzie Addition to North Edgewater being a subdivision of the north west quarter of the north west quarter of Section 1, Township 40 North, Range 13 East of the Third Principal Meridian, being Document Number 8231543, said west line of Lot 286 being also the east line of the alley west of North Sacramento Avenue; thence south along said east line of the alley west of North Sacramento Avenue to the easterly extension of the south line of Lot 227 of aforesaid Krenn and Datos Devon/Kedzie Addition to North Edgewater; thence west along said south line of Lot 227 and its westerly extension to the west line of North Whipple Street; thence north along said west line of North Whipple Street to the north line of Lot 224 of aforesaid Krenn and Datos Devon/Kedzie Addition to North Edgewater, said north line of Lot 224 also being the south line of the alley south of West Devon Avenue; thence west along said south line of the alley south of West Devon Avenue to the northwest corner of Lot 100 of aforesaid Krenn and Datos Devon/Kedzie Addition to North Edgewater; thence westerly to the northeast corner of Lot 37 of aforesaid Krenn and Datos Devon/Kedzie Addition to North Edgewater; thence west along the north line of said Lot 37 and its westerly extension to the west line of North Kedzie Avenue; thence north along said west line of North Kedzie Avenue to the centerline of West Devon Avenue, being also the south line of the southeast quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian; thence east along said south line of the southeast quarter of Section 35 to the east line of said southeast quarter of Section 35; thence north along said east line of the southeast quarter of Section 35 to the north line West Devon Avenue ;thence west along said north line of West Devon Avenue to the point of beginning.

Exhibit "B".

Street Boundary Description Of Area.

The Area is generally bounded by West Arthur Avenue and the alley north of West Devon Avenue on the north, West Foster Avenue on the south, the alley west of North Clark Street and the alley east of North Western Avenue on the east, and North Kedzie Avenue and the alley west of North Western Avenue on the west.

Exhibit "C"

Project Boundary Map.

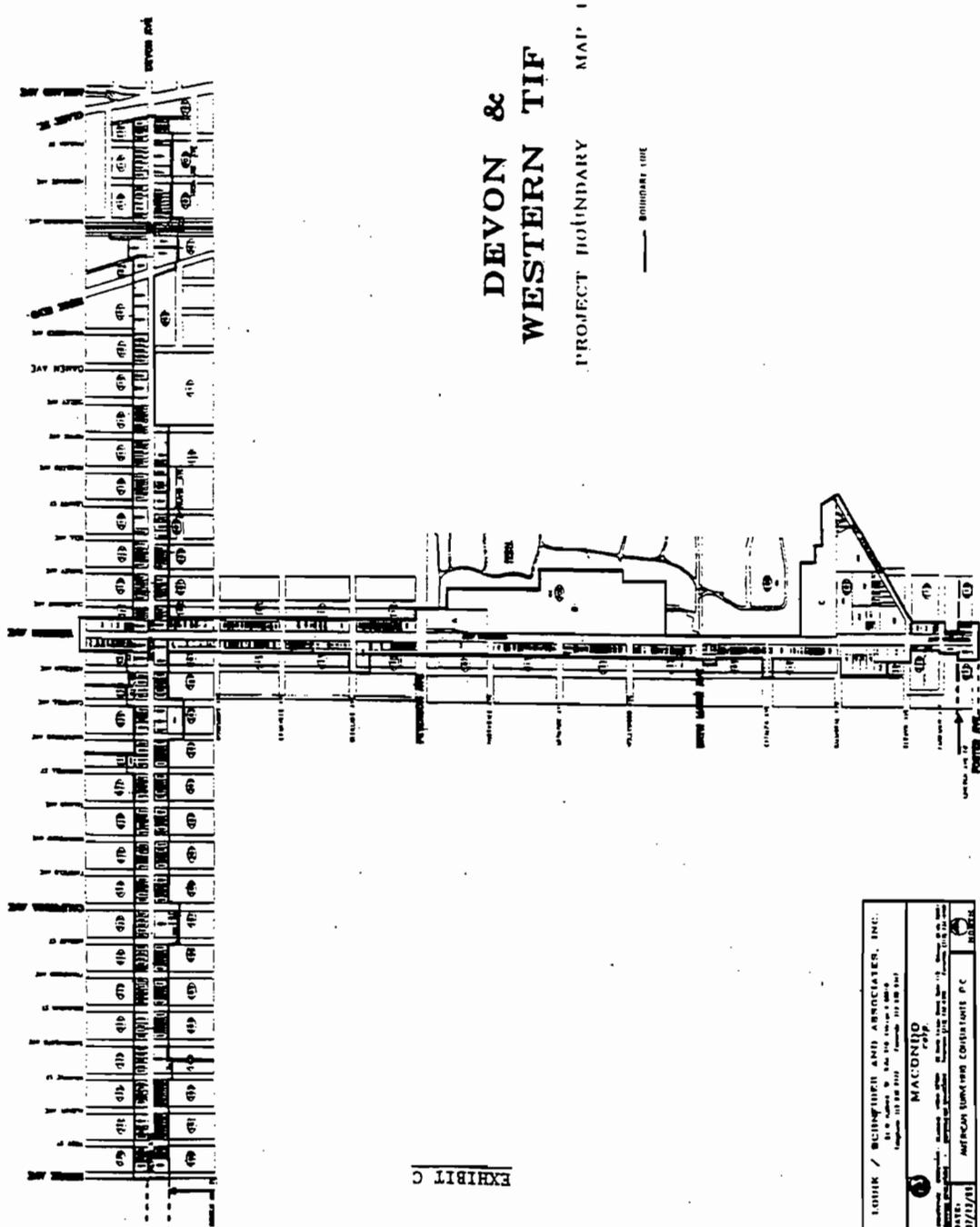


EXHIBIT C

LOHRK / SCHMIDT AND ASSOCIATES, INC. 110 S. 10th St., Ste. 1000 Minneapolis, MN 55402 Telephone: 612-338-1100	
MACONTO	
Project No. 11011 Date: 11/3/99	Project No. 11011 Date: 11/3/99
AMERICAN SURVEYING CONSULTANTS P.C.	
11011	